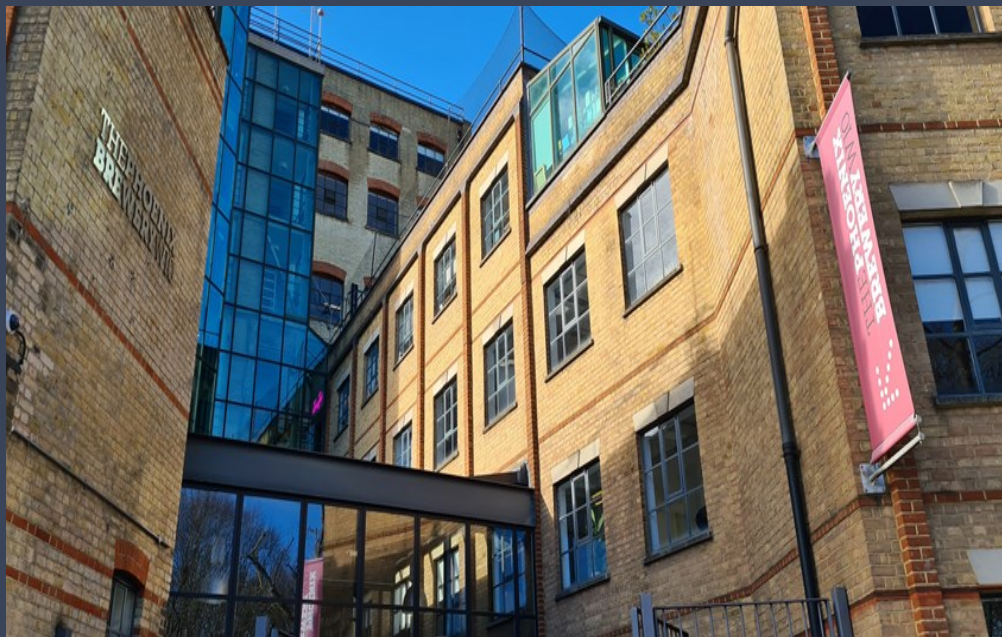


# To Let

## Phoenix Brewery

13 Bramley Road,  
Notting Hill, W10 6SP



08449 02 03 04  
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### Location

The office premises are on the 6<sup>th</sup> and 7<sup>th</sup> floors of The Phoenix Brewery, a former Victorian warehouse located in the London Borough of Kensington and Chelsea. The property has undergone comprehensive refurbishment and comprises individual offices that retain many original features.

The property is located on Bramley Road, in between Notting Hill and Shepherds Bush. The closest underground stations are Latimer Road which is on the Hammersmith & City and Circle line 3 minutes' walk away, and Shepherds Bush station (Central and Overground lines) about 10 minutes' walk from the building. The A40 (Westway) is nearby, providing arterial access to central and West London and beyond.

The location benefits from numerous independent cafes, such as Grounds of Arabica, Frestons Café and Embassy Café, a wide variety of restaurants; Julie's Restaurant, Barino and Garden Bar, and excellent pubs such as The Pig & Whistle and The Castle, all within a short walk.

### Highlights



Net Internal Area

**1,287 - 3,191 sq ft**



Annual Rent

**£45.00 psf**



Finish

**Fully Fitted & Furnished**



Connectivity

**Plug & Play - Occupy Without Delay**



Transport

**3 Minutes Walk: Latimer Road Tube Station**

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## Description

Floors 6 & 7 are available fully fitted and furnished or unfurnished. The 6th floor is split into two suites. Unit 6B of 1,253 sq ft consists of 1x12 person boardroom, 1x8 person meeting room, 1x6 person meeting room, a kitchenette and informal seating areas.

An internal spiral staircase from Unit 6B provides access to the 7th floor of 651 sq ft. The floor is open plan with space for approximately 10 desks with some informal seating and small roof terraces. The two floors must be let together creating a total of 1,904 sq ft.

Unit 6C is fitted with a tea point. The configuration is open plan office space with wooden floors over 1,287 sq ft.

New leases can be taken direct from the Landlord, alternatively a sublease or assignment of the whole is available to 2nd August 2024.

Floor	Sq ft	Sq m
Unit 6B	1,253	116
7th Floor	651	60
<b>Unit 6B &amp; 7th Floor</b>	<b>1,904</b>	<b>177</b>
Unit 6C	1,287	120
<b>Total</b>	<b>3,191</b>	<b>297</b>

## Rent

**£45.00 per sq ft** (£143,595 p.a.)

## Business rates

We understand that the property is assessed as follows:

	Unit 6B & 7th floor	Unit 6C
Rateable value	£63,500	£47,750
UBR (21/22)	51.2p	49.9p
Rates Payable	£17.07 psf	£18.51 psf

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65 Gresham Street, London EC2V 7NQ

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Interested parties should make their own enquiries with the Local Authority to verify this information.

## Service Charge

On application

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Specification

### Unit 6B

- Comfort cooling
- Solid ceilings and carpeted floors
- LED lighting
- Demised WC's

### Unit 6C

- Comfort cooling
- Solid wooden floors in good condition
- Perimeter trunking
- Vaulted wooden ceiling benefitting from exposed beams

### 7th

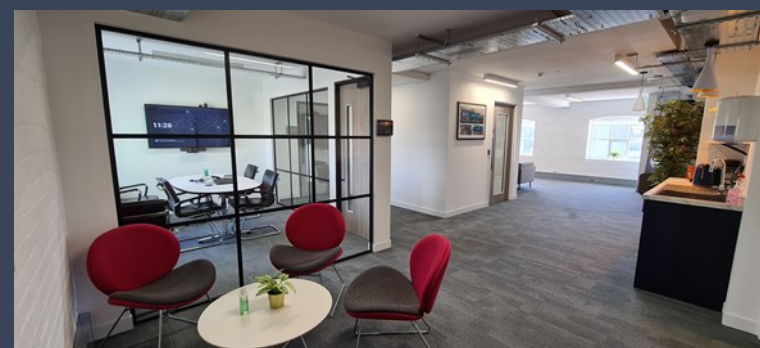
- Comfort cooling
- Solid carpeted floors
- Crittal windows
- LED lighting
- Roof terraces

## EPC

A certificate can be made available.

## VAT

VAT if applicable will be charged at the standard rate.



Unit 6B



Unit 6C



7th (top) Floor

Nov 2022

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- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.