

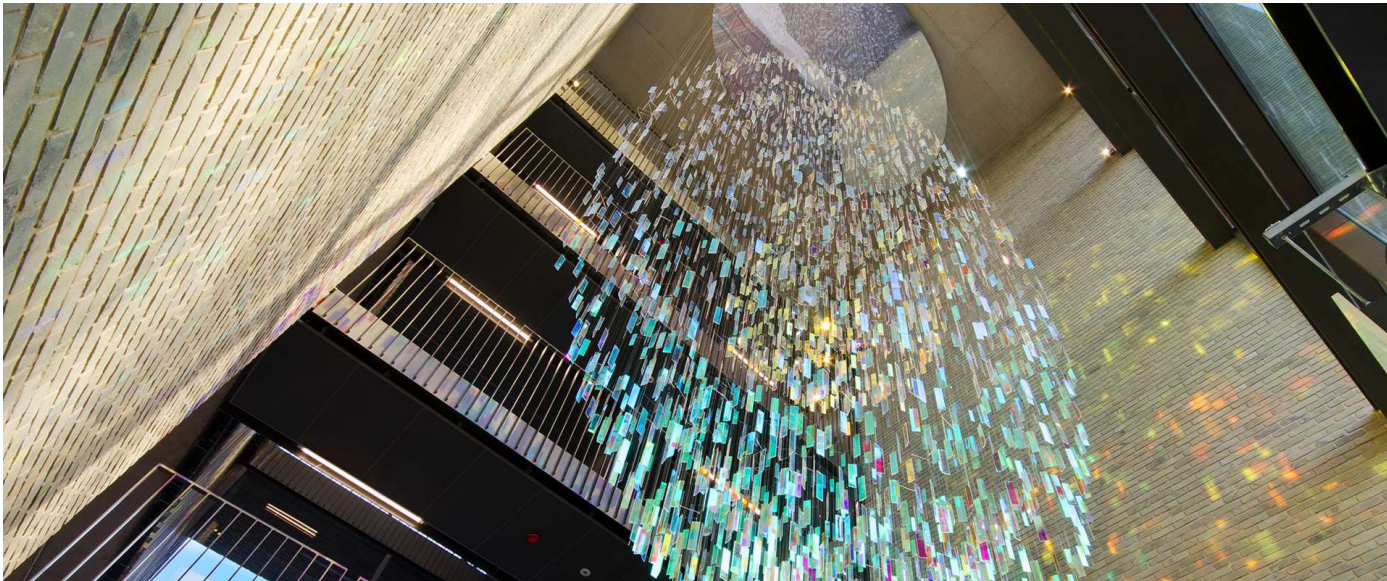


# GRAND UNION STUDIOS

332 LADBROKE GROVE  
W10 5AD

STUDIO STYLE  
OFFICES FROM  
200 sq ft up to  
2,000 sq ft

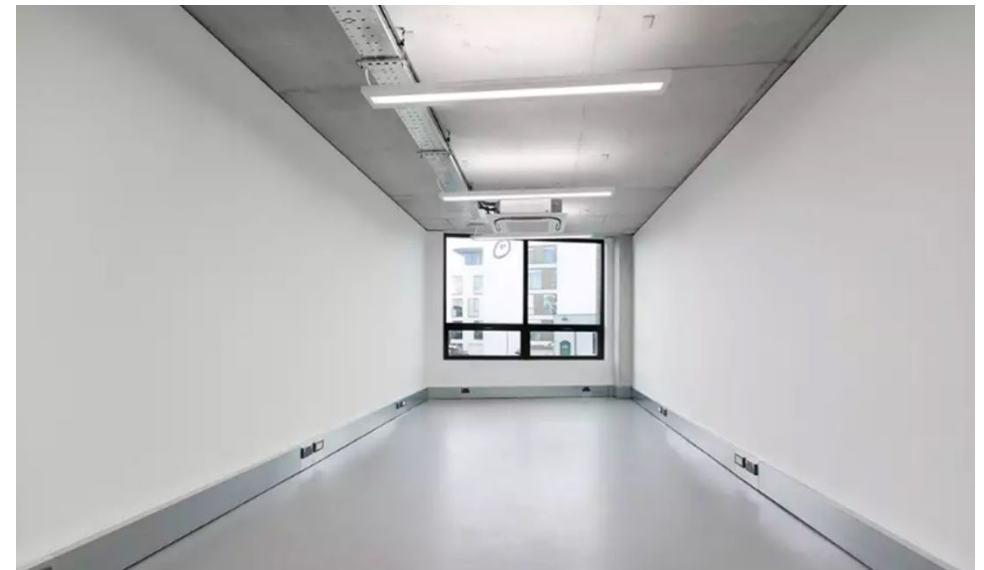
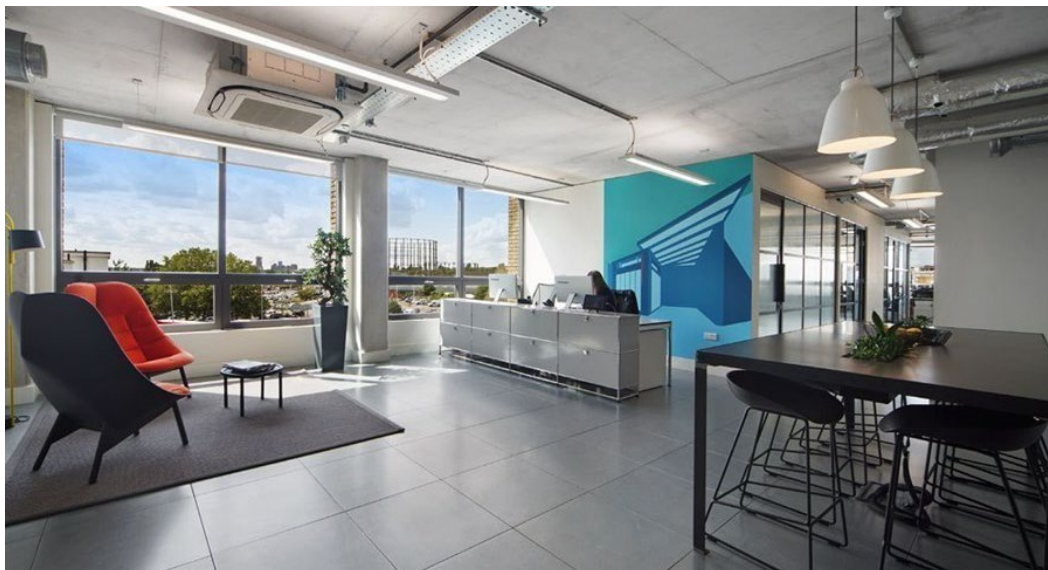
## Shared facilities





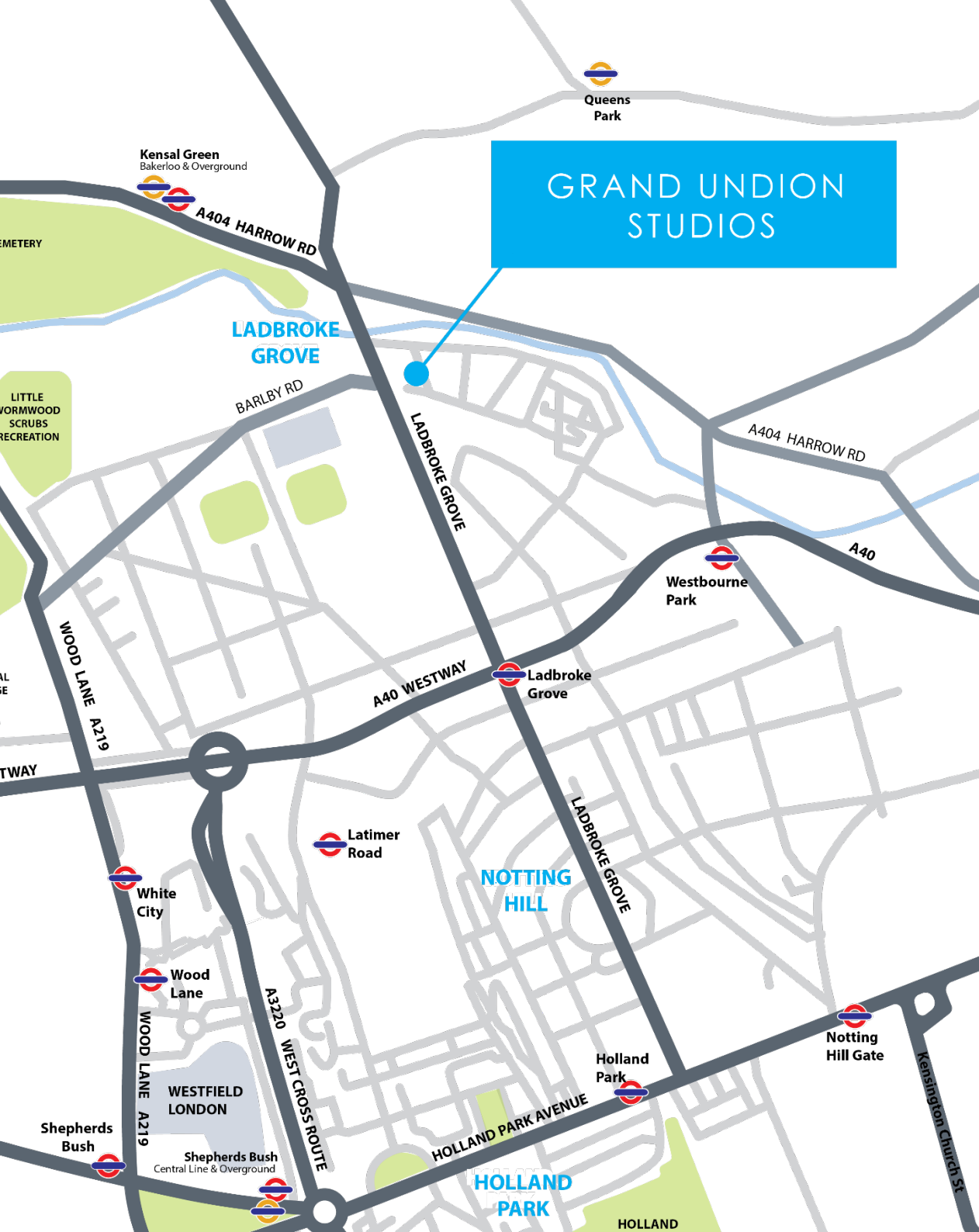
## Specification

- On-site cafe
- On-site meeting rooms
- Air-conditioning
- Good natural light
- Passenger lifts
- Disabled access
- Parking
- 24 hour access
- WiFi
- Recycling facilities
- Showers
- CCTV
- Centre manager
- Meeting rooms
- Cycle racks



**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.  
Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure April 2023

**Small studio style units**



## A Great Location

Located in North Kensington in West London. Grand Union Studios on Ladbroke Grove, with stunning views of the Grand Union Canal and a short walk from the colourful and vibrant Portobello Road in Notting Hill.

## Public transport connections include

Ladbroke Grove Underground Station (Hammersmith & City and Circle lines)	12 mins walk
Westbourne Park Underground Station (Hammersmith & City and Circle lines)	12 mins walk
Kensal Green Underground Station	12 mins walk

## Accommodation

### LARGE STUDIO STYLE UNIT

2nd floor	2,097 sq ft (up to 52 people)
Rent	£8,220 pcm (inclusive rent, electricity, service charge, WiFi)
Rates	To be confirmed with local authority

### SMALL STUDIO STYLE UNIT

The office space ranges from 261 sq ft (up to 6 people)  
contact agent for current availability and upcoming spaces.

## Terms

Studios are available on a 2 year lease with rolling break options subject to 6 months' notice.



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