

THE PHOENIX BREWERY W10

UNIQUE CREATIVE STYLE OFFICES TO LET
UNITS AVAILABLE FROM 1,282 – 6,723 SQ FT



CLICK BELOW TO VIEW A VIRTUAL TOUR OF:
> GROUND FLOOR & MEETING ROOMS

THEPHOENIXBREWERY.COM

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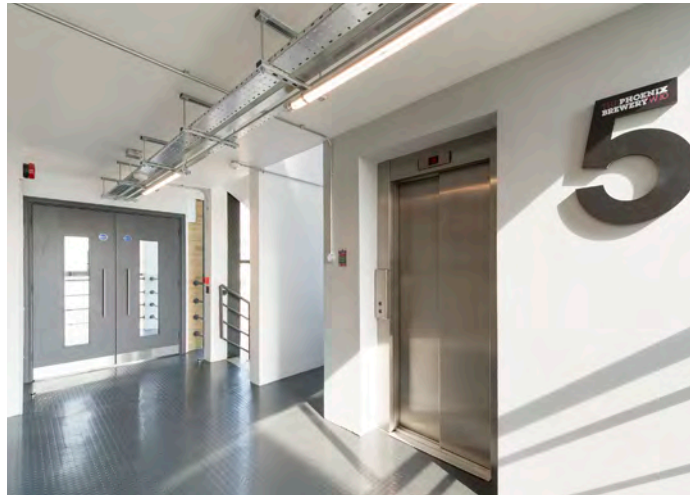
DESCRIPTION

This former Victorian warehouse has undergone a comprehensive refurbishment, retaining the original character facade whilst providing light and spacious office accommodation. The generous reception offers informal seating for guests and occupants. Another feature is the meeting rooms available to tenants on the ground and LG floors.

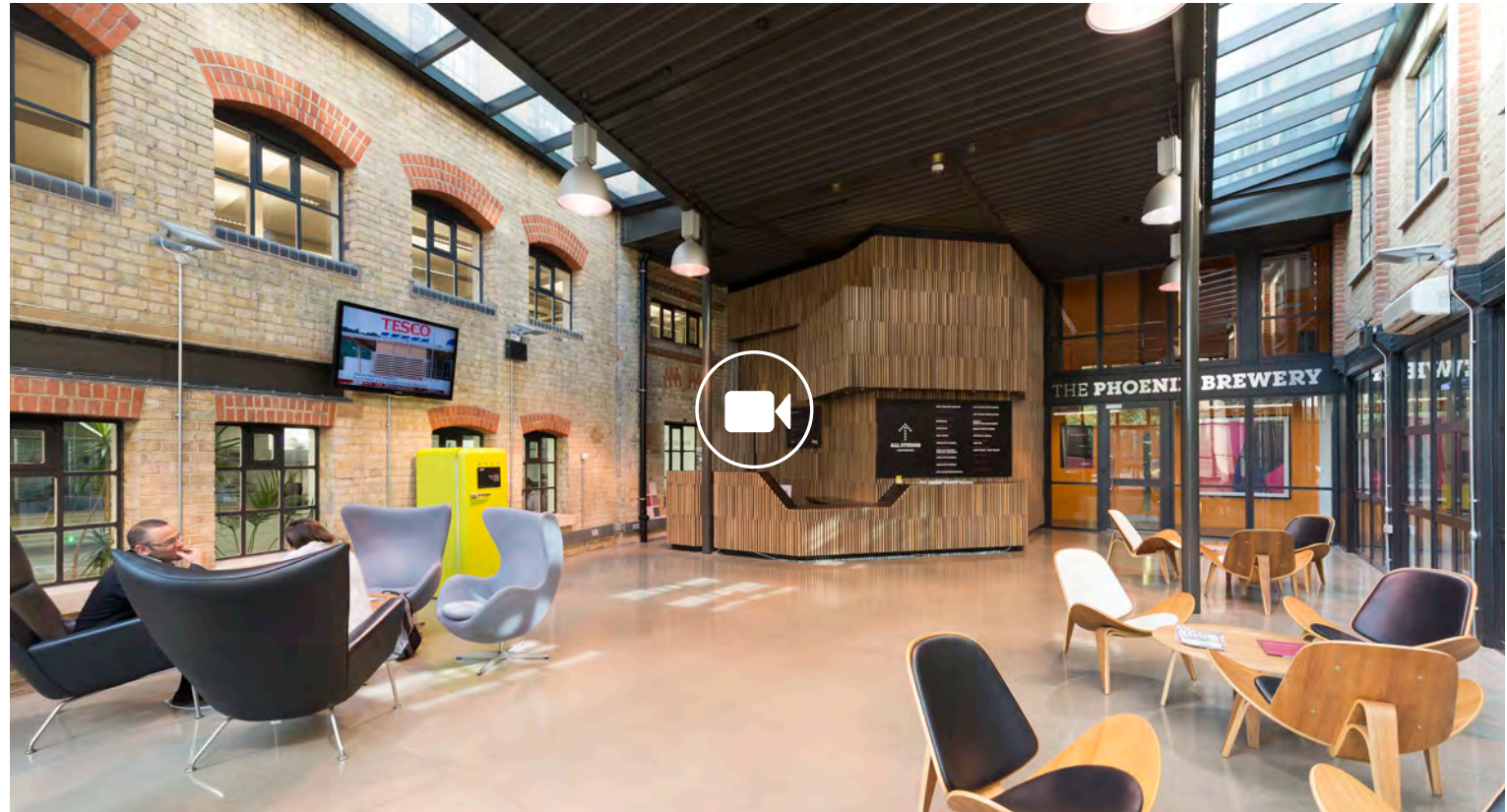
Many of the units have characterful exposed steel beams, brickwork and wooden flooring. Occupiers in the building include fashion designers ME+EM, events business Live Nation and Talk Talk. Other notable office occupiers in the immediate area include Stella McCartney, Monsoon, Mario Testino and Five Guys.

AMENITIES

- 5 new meeting rooms available to all tenants
- Newly refurbished
- New VRF air conditioning
- High ceilings
- Exposed steel beams and brick walls (in some units)
- Excellent natural light
- Panoramic views of west London
- Lift
- Male and female toilets/ showers
- Bike storage and lockers
- Large staffed reception



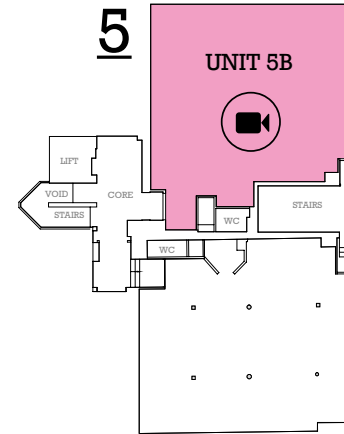
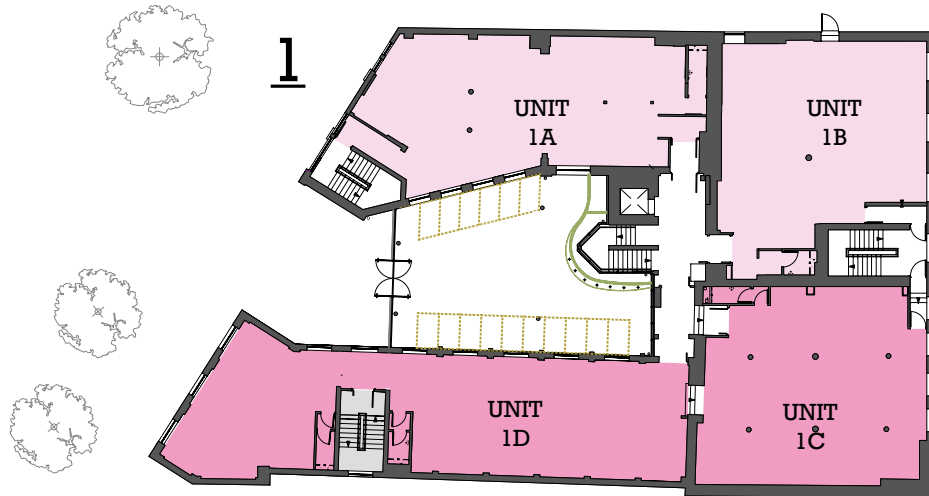
Unit 5c



**UNITS AVAILABLE FROM
APPROXIMATELY 1,282 - 6,723 SQ FT**

FLOOR AREAS

Unit 1A&B	2,540 sq ft	236 sq m
Unit 1C&D	2,901 sq ft	269.5 sq m
Unit 5B	1,282 sq ft	119 sq m




**CLICK BELOW TO VIEW A
VIRTUAL TOUR OF:
RECEPTION
UNIT 5B**

Floor plans not to scale, for indicative purposes only.

Meeting Rooms



Meeting Rooms

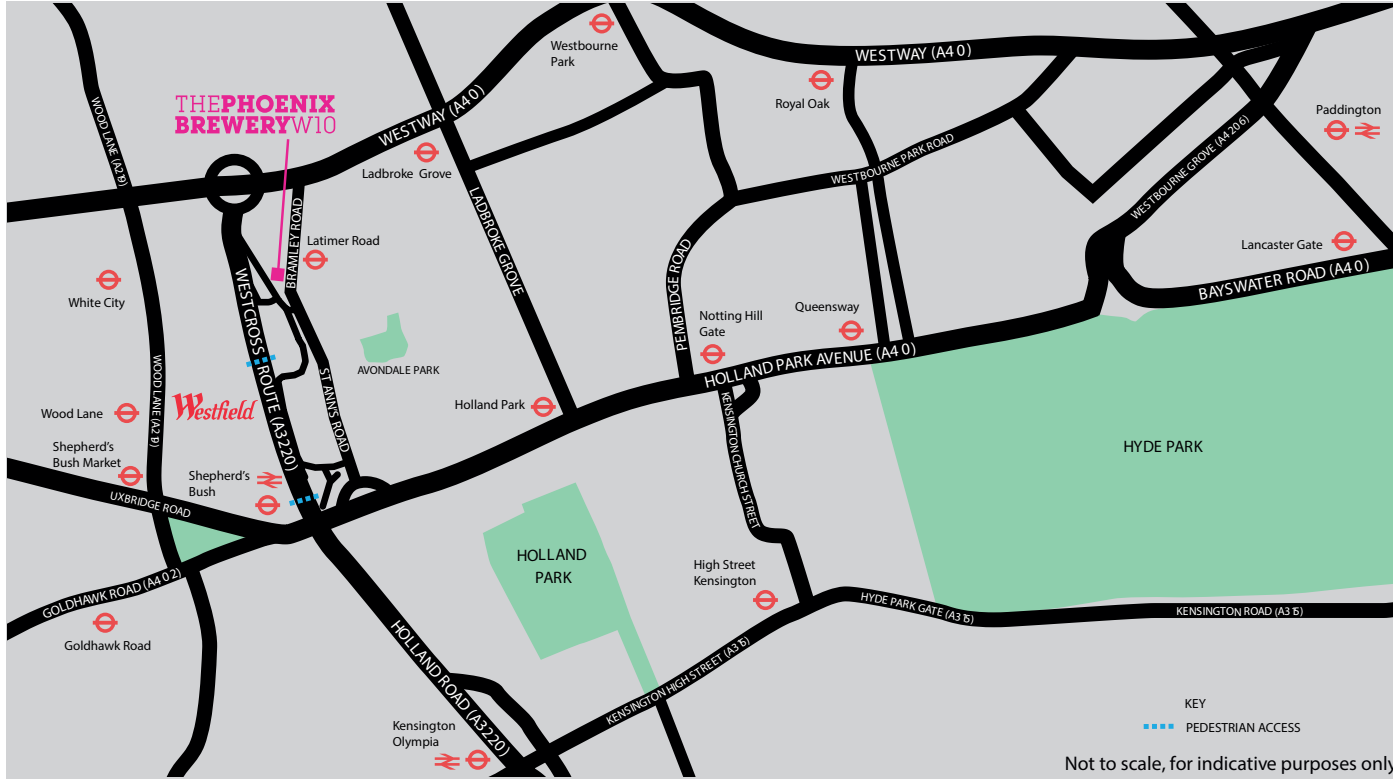


Unit 4B



Unit 5C

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LOCATION

The property is situated on Bramley Road in the attractive borough of Kensington and Chelsea. Latimer Road Underground station (Hammersmith & City and Circle lines) is approximately 200 meters away, while Shepherd's Bush station (Central line and London Overground) is a 10 minute walk to the South.

The A40 is situated to the North and provides access to central and West London as well as the rest of the motorway network.

Local amenities are numerous with the Armadillo and Frestons cafes a moments walk away together with the Garden Pub and a local Co-op store. Westfield shopping centre is just a 10 minute walk providing retail, restaurants and leisure facilities.

CONNECTIVITY

Westfield	10 mins
Holland Park	15 mins
Westbourne Park	5 mins
Paddington	9 mins
King's Cross St. Pancras	20 mins
Notting Hill Gate	23 mins
Oxford Circus	27 mins
Heathrow	30 mins
Waterloo	31 mins
Victoria	32 mins

Source: Tubepanner.com



TERMS

Available on a new FRI lease for a term by arrangement direct from the landlord.

RENT

Upon application.

VIEWING

Strictly by appointment through joint sole agents:-



Tomaz Phillips
tphillips@shbre.co.uk

T: 020 3854 9903



Simon Kibble
skibble@frostmeadowcroft.com

Jack Realey
jrealey@frostmeadowcroft.com

T: 020 8748 1200

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