

Holland Park W11 close to Westfield London

Self-contained offices to let

105 sq m 1,130 sq ft



22 Norland Road W11 4TR

Situation & Location

The property is situated close to the junction with **Holland Park Roundabout**, close to the myriad restaurant, leisure and retail amenities of **Westfield London** as well as **Holland Park Avenue**. **Shepherds Bush Underground (Central Line)** and **Overground** (fast links to **Clapham Junction** and the south) are a short distance away. Please see attached location plan.



Description & Accommodation Comprises a self contained ground floor and basement office unit (with natural light via atrium/void) providing the following approximate net floor areas:-

Ground floor office	475 sq ft	44.15 sq m
Basement offices	600 sq ft	55.75 sq m
Storage vaults	<u>55 sq ft</u>	<u>5.1 sq m</u>

Total **1,130 sq ft** **105 sq m**

Amenities Hardwood flooring; Kitchen; WC; mechanical ventilation; electric heaters

Rent **£35,000** per annum exclusive

Lease A new effectively full repairing and insuring lease is available for a term of up to five years , to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Service Charge A fixed contribution to cost of maintenance and insurance of building structure of £1,250 plus VAT per annum.

Legal Costs Each party to bear their own

Energy Performance Certificate Copy EPC and recommendations available on request Energy Performance Asset Rating 131 – Band F

Business Rates The local authority has verbally informed us that the rateable value for the premises is £ 29,280 and the rates payable for the current year ending 31/03/18 are £7,914. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT The property is VAT opted and VAT will be payable in addition

Possession Immediate upon completion of legal formalities

Contact

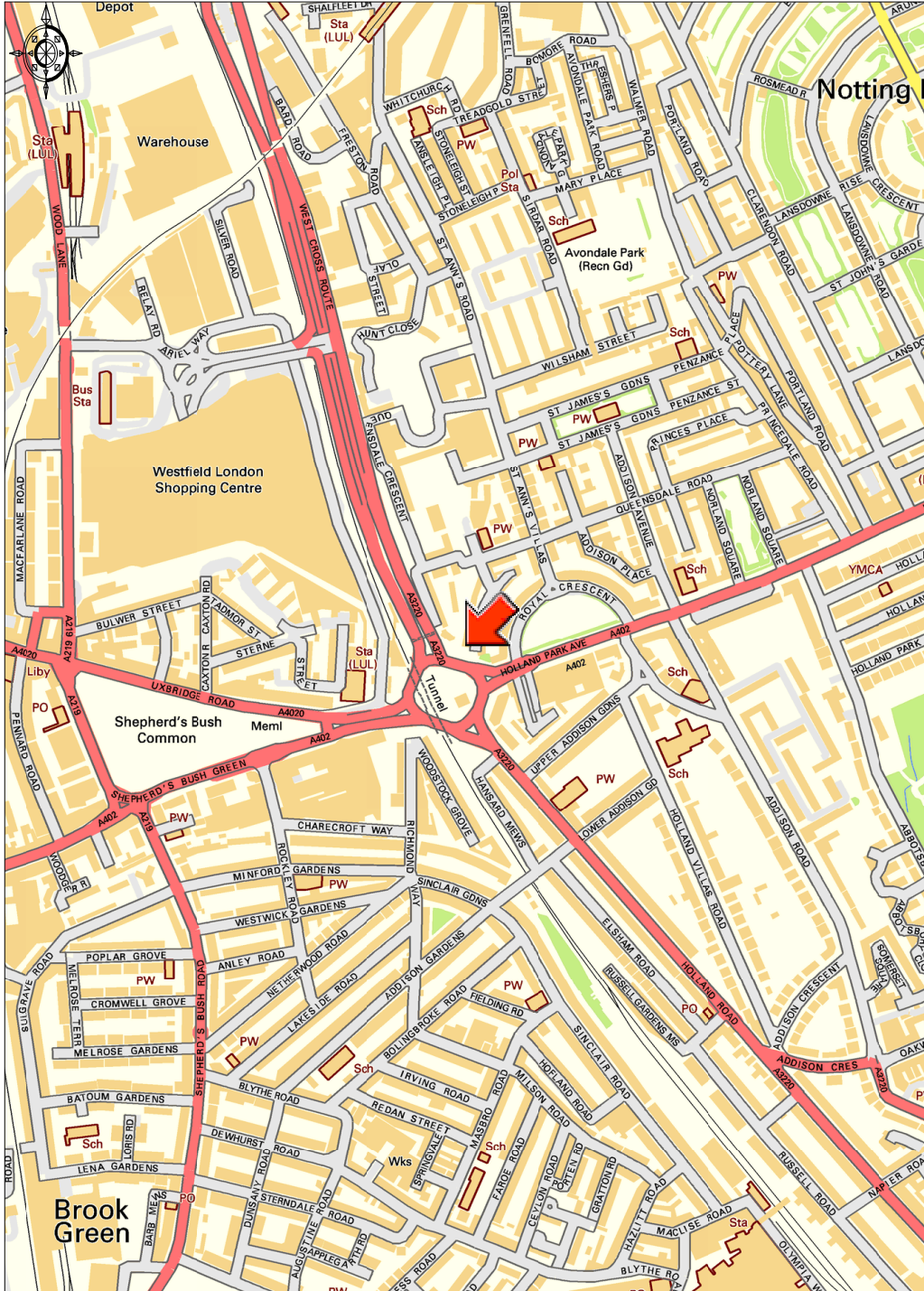
Sole agents: JMW Barnard LLP **Tel: 0207 938 3990**

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SUBJECT TO CONTRACT & STATUS

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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