

Notting Hill Gate W8

Bright open plan offices in striking period building

2,242 sq ft 208 sq m - Flexible Underlease Available



First Floor, 108 Palace Gardens Terrace, London W8 4RT



Situation & Location

The property is situated on the eastern side of **Palace Gardens Terrace**, close to the junction with **Kensington Mall**, just to the west of **Kensington Gardens**. **Notting Hill Gate underground** (Central, District Lines) is close by. Please see location plan below.

Description & Accommodation

The property comprises a private, self-contained, first floor open plan office plus five meeting rooms or private offices, within a listed period building which is the headquarters of a leading architectural practice. Floorplan below:-

Amenities Good natural light; Male & Female WC's; Shower facilities; Wooden Flooring

Rent £37 per sq ft (£83,000) pa

Other Outgoings A service charge is levied to cover all other property outgoings, excluding office cleaning and utilities, but including building insurance, business rates - currently running at £30 per sq ft pa (£67,260)

Lease A new flexible underlease, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Legal Costs Each party to bear their own.



Energy Performance Certificate Rating 113 – Band E: copy EPC and recommendations on request

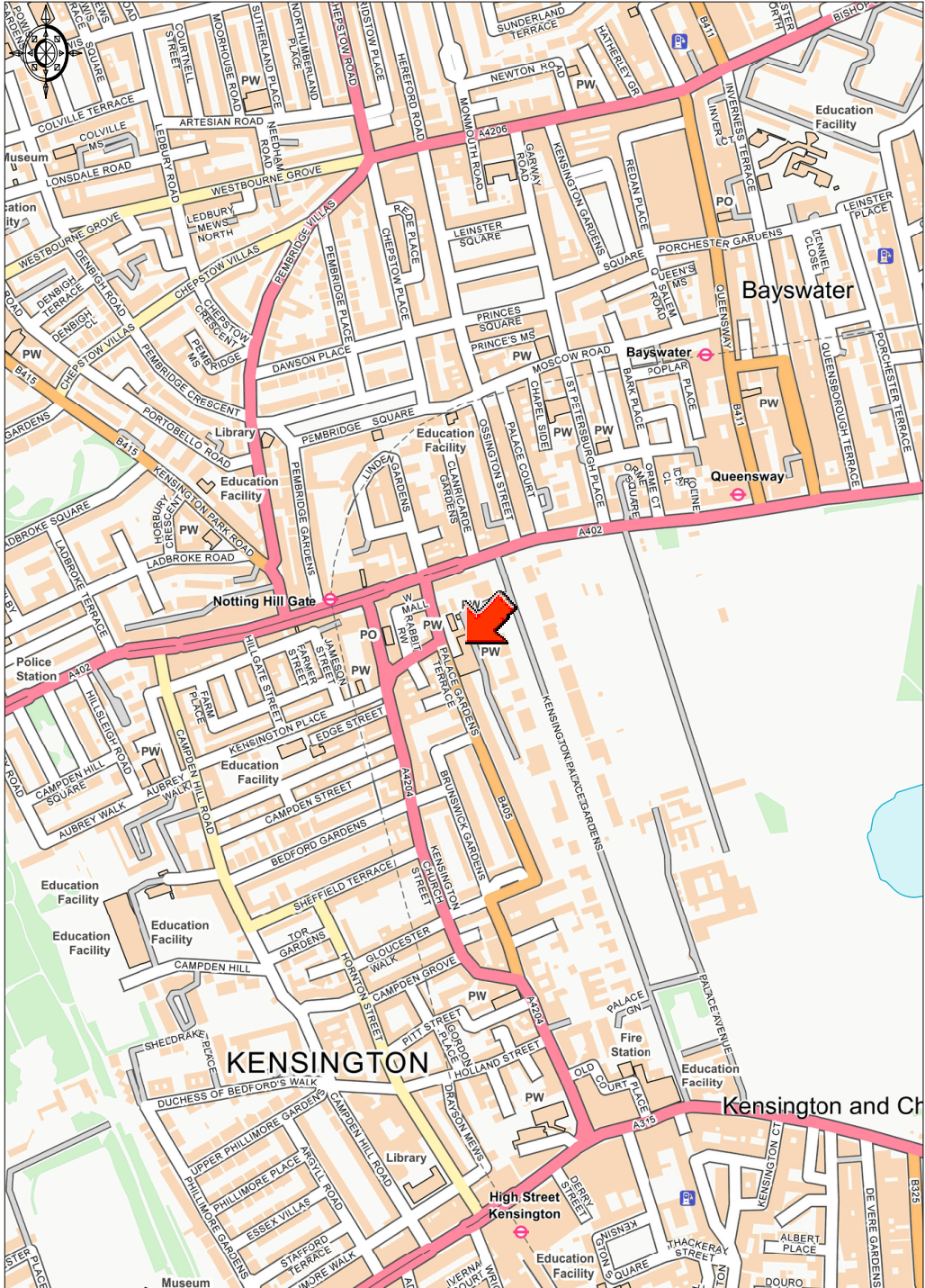
VAT Will not apply

Possession Immediate upon completion of legal formalities

Contact JMW Barnard LLP Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

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