

Notting Hill, W11

Studio Office to Let 800 sq ft 74.35 sq m



4b Ledbury Mews North W11 2AF

Location Ledbury Mews North runs to the east of Ledbury Road, between the junctions with Chepstow Villas and Westbourne Grove. It thus lies in the heart of one of London's most fashionable areas, with numerous internationally famous fashion retailers represented nearby. Notting Hill Gate and Westbourne Park underground stations are within easy reach, giving access to the Central, Circle, District and Hammersmith and City Lines. Please see location plan below.



Description and Accommodation Self-contained ground floor office/showroom located in attractive period mews setting. Offices comprise a single open-plan space. Please see floorplan below. The approximate net internal areas is **800 sq ft – 74.35 sq m**

Amenities * Cat II lighting * Entryphone * Hardwood Flooring Throughout * Electric Heating *
* Perimeter Trunking with CAT V cabling to twelve boxes each with two data points *
* Kitchen with fridge freezer and dishwasher * Electric Security Shutters *

Term A new internal repairing and insuring lease for a term of three to five years, to be taken outside the security of tenure and compensation provisions of the Landlord and Tenant act 1954.

Rent **£39,500** per annum exclusive, payable quarterly in advance by standing order

Rent Deposit A rent deposit equal to at least three months rent to be held throughout the term

Rates We have been verbally informed that the rateable value is £42,000 and the rates payable for the y/e 31/03/18 are £17,355.94p per annum. Interested parties should confirm this – Royal Borough of Kensington and Chelsea 0208 315 2082.



Building Insurance Costs Tenant to bear fair proportion of insurance costs (currently £882 pa for gf office)

Possession Immediate upon completion of legal formalities

VAT Will not apply

EPC Copy EPC and recommendations on request. Rating 119 (Band E)

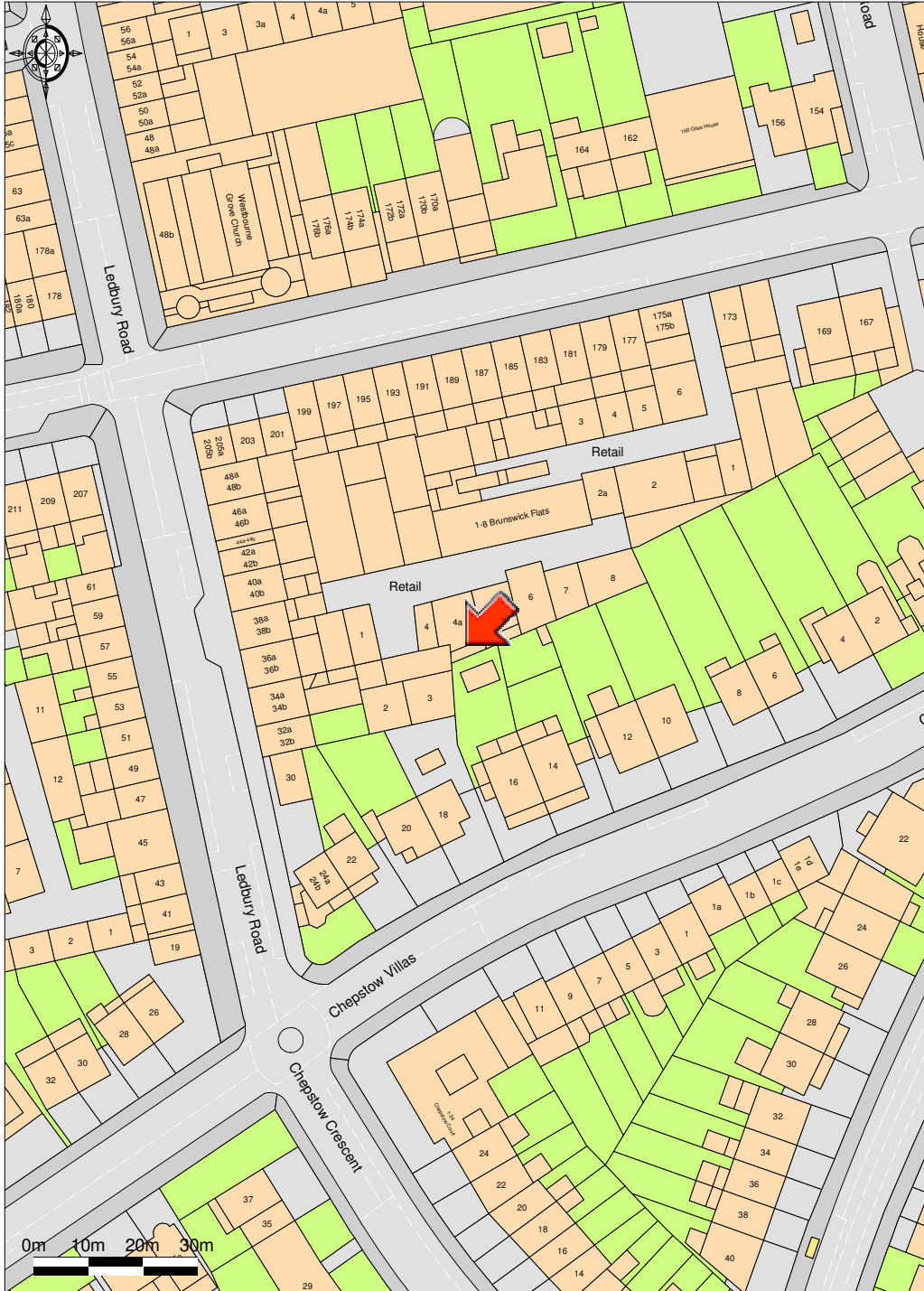
Contact Sole agents: JMW Barnard LLP Tel: **0207 938 3990**

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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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