

Westbourne Grove

Flexible office sub-let available – Inclusive Rent

264 sq ft



Part Third Floor, 90 Westbourne Grove W2 5R

Situation & Location

The property is situated on the northern side of **Westbourne Grove**, close to the junction with **Hereford Road**. **Notting Hill Gate**, the prime fashion section of **Westbourne Grove**, and **Portobello Road** are all within easy reach, as is **Notting Hill Gate Underground** (Central, Circle, District Lines) and **Bayswater Underground** (Circle, District Lines) Please see location plan below:

Description & Accommodation

The space is located on the third floor of a purpose built office building and comprises an area within a glazed partition, forming part of a light open plan office floor, with shared use of kitchen and WC

Amenities Lift; Kitchen; WC; Excellent natural light

Terms: Flexible underlease to September 2019, outside the Landlord & Tenant Act 1954

Rent: **£2,416** per calendar month, fully inclusive (except cleaning of sub-let area)

Legal Costs Each party to bear their own

Energy Performance Certificate Energy Performance Asset Rating 81 (Band D)
Copy certificate and recommendations on request

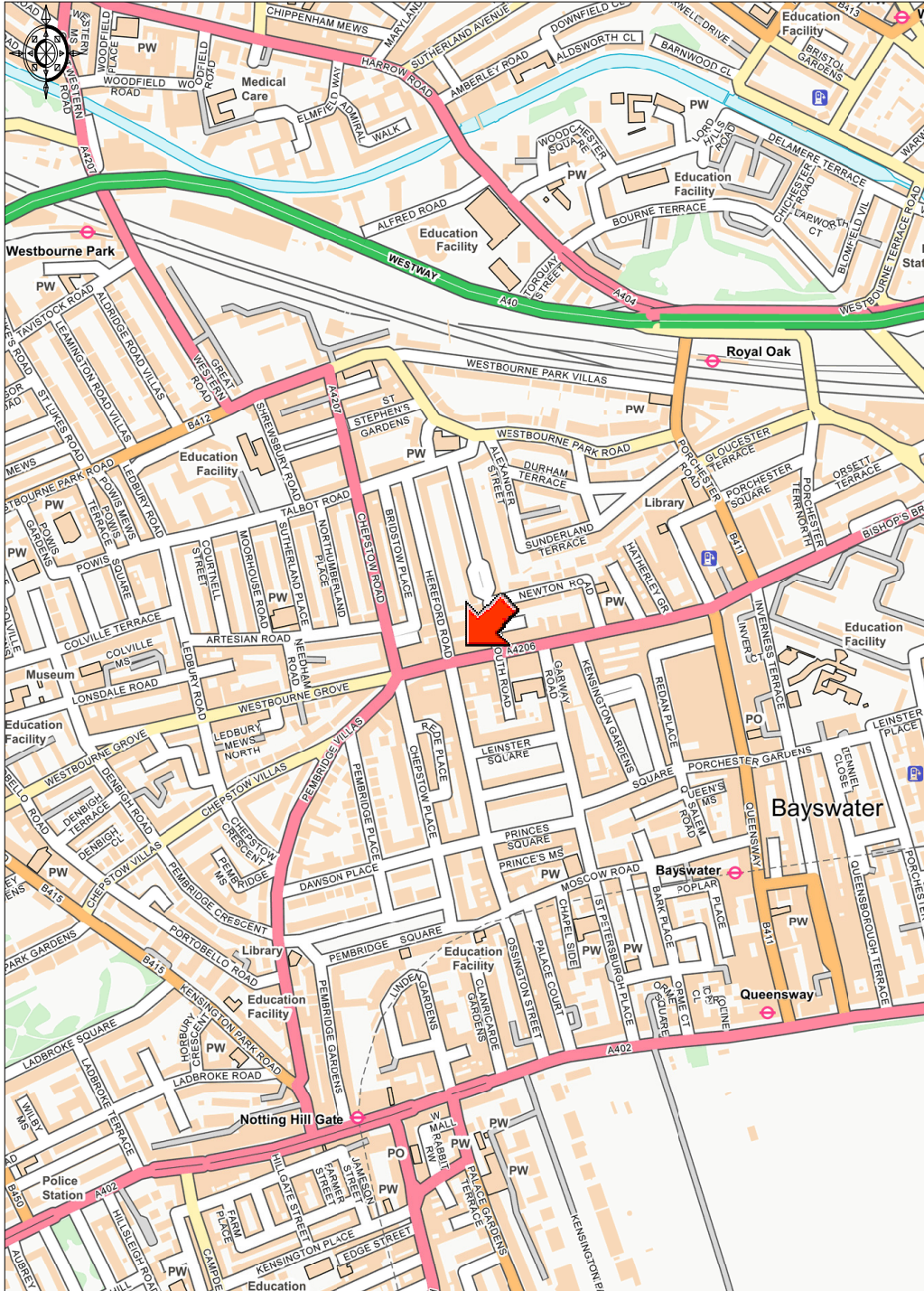
Possession Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 181 Kensington High Street, London, W8 6SH.

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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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