

Holland Park W11 close to Westfield London

Self-contained offices to let

92.9 sq m 1,004 sq ft



18 Norland Road, Holland Park 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:-

Raised ground floor office	364sq ft	33.6 sq m
Lower ground offices	520 sq ft	48.2 sq m
Storage vaults	<u>120 sq ft</u>	<u>11.1 sq m</u>

Total **1,004 sq ft** **92.9 sq m**

Amenities Private street entrance Kitchen; WC; mechanical ventilation; electric heaters

Rent **£35,000** per annum exclusive

Lease A flexible lease is available for a term of up to five years (minimum two), 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 £1,000 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 102 – Band E

Business Rates Currently subject to an appeal – revised rateable value expected shortly estimated £14 per sq ft payable – to be confirmed

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

Possession Immediate upon completion of legal formalities

Contact

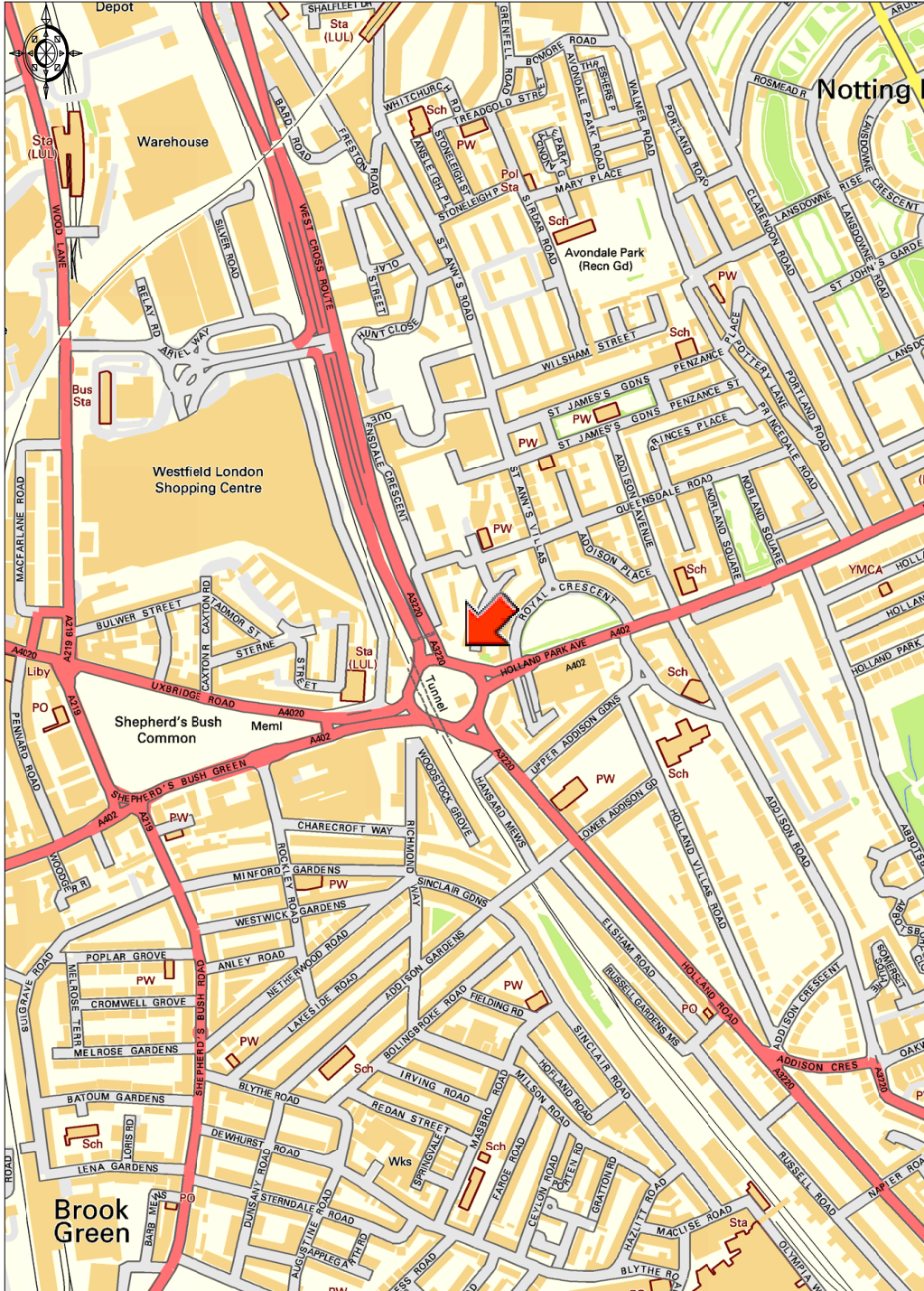
Sole agents: JMW Barnard LLP **Tel: 0207 938 3990**

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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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