

North Kensington W10

Studio Style Business Units To Let

674-1,145 sq ft (62.6-106.2 sq m)

Flexible lease terms - Fantastic location between Ladbroke Grove and Golborne Road –
Parking available - Variety of uses considered and ideal for creatives, offices, showrooms and fitness -
24 hour access- Onsite café / restaurant - Service Charge included in the rent



Buspace Studios, 138 Conlan Street, W10 5AP

Location

Buspace Studios is located to the South of Kensal Road, between Ladbroke Grove and Golborne Road. Ladbroke Grove and Westbourne Park underground stations (Circle, Hammersmith & City lines) are within easy reach, Please see location plan below.

Description

Buspace Studios offers a range of mixed-use commercial space in a prime West London location close to the vibrant Ladbroke Grove and Golborne Road. Each occupier will benefit from bright accommodation with high ceilings and excellent natural light. There is a dedicated building manager for face-to face support, a friendly on-site cafe and convenient allocated parking. Situated within a self-contained building, Buspace Studios offers flexible workshop, studio and light industrial space suitable for a range of business uses. Formerly a bus depot, the property has been comprehensively refurbished to provide a variety of unit sizes and spaces arranged over three floors.

Accommodation and Rents

Name	sq ft	sq m	Rent inc. Service Charge	Business Rates*
1st - Studio 114	974	90.49	£3,650 plus VAT pcm	£1,061 pcm
1st - Studio 125	674	62.62	£2,250 plus VAT pcm	£ 863 pcm
1st - Studio 217	1,145	106.37	£3,810 plus VAT pcm	£1,404 pcm

*interested parties should verify business rates information with Royal Borough of Kensington & Chelsea Business Rates Dept before making any commitment

Lease New leases are available for a term of three years, with mutual rolling break after 12 months (on six months' notice), to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating 71 Band C

Contact Joint Sole agents:

JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

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

Dutch & Dutch attn Peter Wilson 020 7443 9862 - 078966 78182 peter@dutchanddutch.com

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.



Ordnance Survey © Crown Copyright 2018. All Rights Reserved. Licence number 100022432