

Notting Hill W11

Self Contained Office/Showroom To Let

224 sq ft 20.8 sq m



14 Powis Mews W11 1JN

Situation & Location

The property forms part of a complex of offices and studios located on the western side of Powis Mews. Powis Mews runs between **Talbot Road** and **Westbourne Park Road** and thus lies at the heart of Notting Hill with **Ledbury Road**, **Portobello Road** and **Westbourne Grove** nearby. **Westbourne Park Underground (Circle, Hamm & City Lines)** is within easy walking distance and **Notting Hill Gate (Central, Circle, District Lines)** is also within reach. Please see attached location plan.

Description & Accommodation

The property is a modern self-contained ground floor business unit comprising a single open plan area having an approximate net internal floor area of 224 sq ft (20.8 sq m)



Amenities WC; Electric Heaters; Good Natural Light; Kitchenette; Electric Louvres

Lease: A new lease is available, to be excluded from the Landlord & Tenant Act 1954, for a term of up to five years, with a mutual break option on three months notice at any time after the first year.

Rent: £16,500 per annum exclusive of VAT and other outgoings

Deposit: A deposit will be required equivalent to one quarter's rent (plus VAT)

Service charge: Currently £150 per quarter (Service charge covers general management of the building – administrative costs.)

Building Insurance: A proportion of the annual premium (3.3% building area) payable by tenant

Business Rates The rateable value for the premises is £12,000 and the qualifying tenants should therefore receive **100% small business relief** . Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

EPC Copy of the EPC and Recommendations are available on request. Energy Performance Asset Rating 107 – Band E.

VAT The rent and service charge will be subject to VAT in addition

Possession Immediate upon completion of legal formalities

Contact

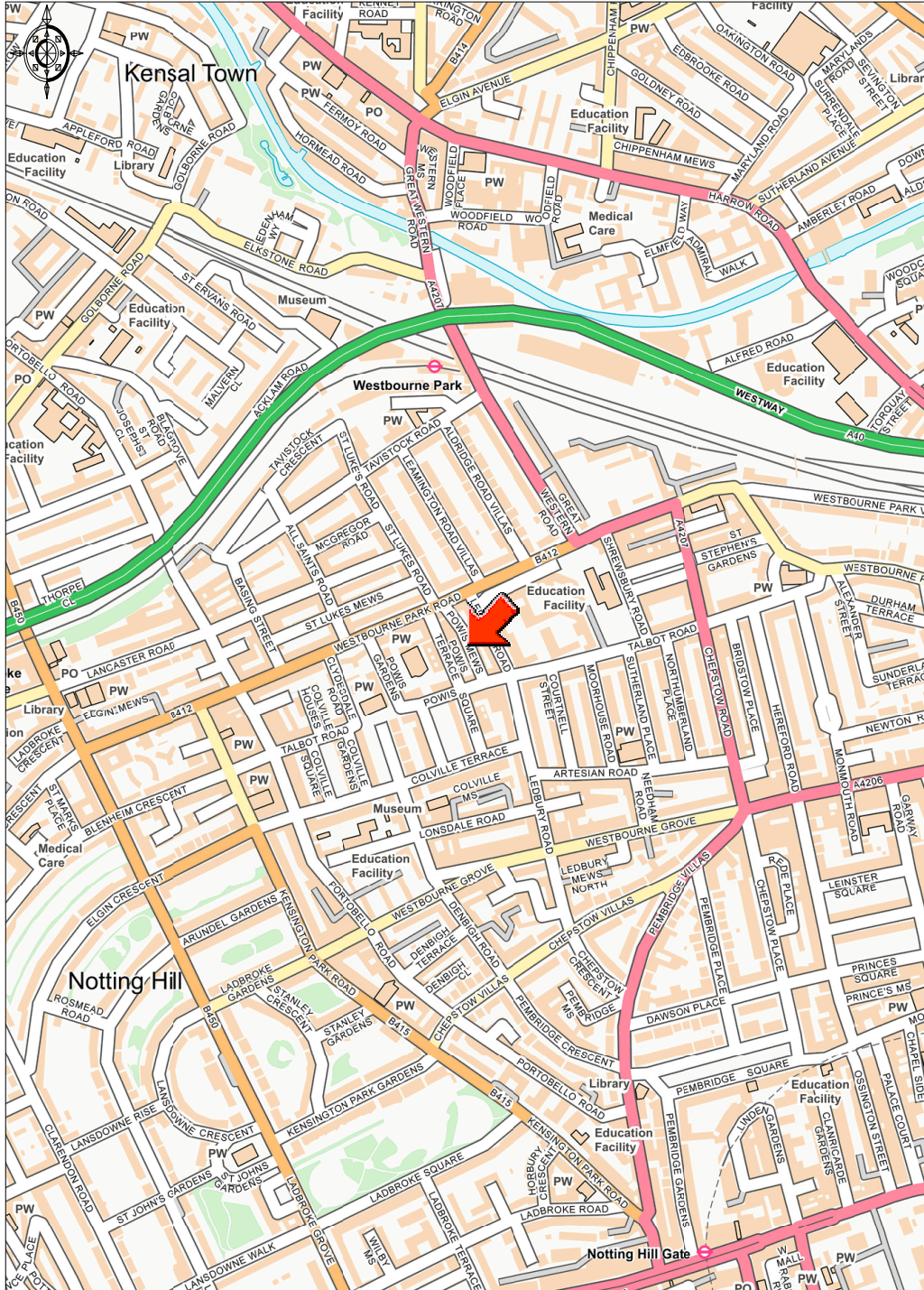
Sole agents: JMW Barnard LLP **Tel: 0207 938 3990**

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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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