

Marloes Road, Kensington W8

Self-contained offices with parking space

Ground floor and basement 1,516 sq ft 141 sq m

Suitable for multiple uses under Class E



Ground and lower ground floors, 49 Marloes Road, Kensington W8 6LA



Situation & Location Marloes Rd runs just to the south of **Kensington High Street** in one of London's most affluent areas and thus enjoys excellent local shopping , restaurant and transport amenities. **Kensington High Street Underground station (Circle, District lines)** is within easy reach. **Gloucester Road and Earls Court stations (District, Piccadilly Line)** are also accessible. The **A4** leading west to **Heathrow** and the **M25** is just to the south. Please see location plan below

Description & Accommodation The property comprises self-contained offices planned over ground floor and basement with parking space to the front and a small external courtyard at lower ground. The space has been well modernised and is arranged as a number of private and open plan offices having the following approximate floor areas:

Ground Floor

front office	156 sq ft	14.5 sq m
reception	155 sq ft	14.4 sq m
photocopy area	56 sq ft	5.2 sq m
rear open plan office	456 sq ft	42.3 square metres
Total ground floor	823 sq ft	76.5 sq m

Lower Ground

rear office	201 sq ft	18.7 sq m
office	140 sq ft	13 sq m
Kitchen	27 sq ft	2.5 sq m
office	158 sq ft	14.7 sq m
front office	167 sq ft	15.5 sq m
Total basement	693 sq ft	64.4 sq m; plus storage 54 sq ft 5 sq m

Amenities Car Parking Space; Kitchen; Shower; Courtyard



Rent £80,000 per annum exclusive, payable quarterly in advance

Lease Flexible lease terms available, to be contracted outside the Landlord & Tenant Act 1954

Common Expenses Tenant will bear a fair proportion of the cost of maintaining and insuring building structure.

Legal Costs Each party to bear their own

Energy Performance Certificate In preparation - copy report and recommendations on request

Business Rates The property currently has two separate rates assessments for different areas, with a combined rateable value of £48,500 to give an annual rates liability for the current year of £24,201. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT The property is not currently VAT opted

Contact Joint Sole agents: **JMW Barnard LLP** 17 Abingdon Road, London, W8 6AH.

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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.

