Jmw Barnard

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

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

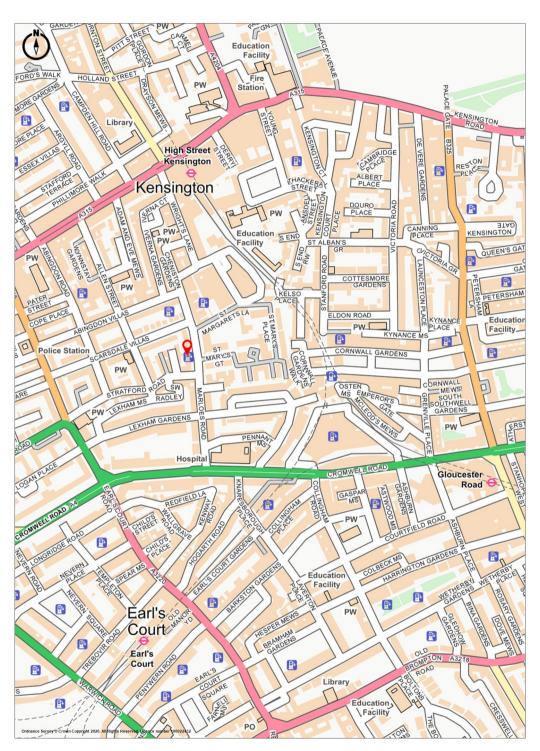
VAT The property is not currently VAT opted

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

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Plotted Scale - 1:8500. Paper Size - A4