

## Notting Hill W11

Ground floor office/showroom unit To Let

**336 sq ft 31.2 sq m**



**18 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 ground floor studio office comprising a single open plan area with kitchen having an approximate net internal floor area of 336 sq ft (31.2 sq m) Please see floorplan below.

**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, which will include a mutual break option on three months' notice at any time after the first year.

**Rent:** £19,000 per annum exclusive of VAT and other outgoings. Rent payable quarterly in advance..

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

**Service charge:** Currently £600 per annum (Service charge covers general management of the building inc.administrative costs..)

**Building Insurance:** A proportion of the annual premium (4.5% building area) which last year came to £394.55

**Business Rates:** The local authority has verbally informed us that the rateable value for the premises with effect from April 26 £19,000 and the rates payable for the year ending 31/03/27 would be £8,208 Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-361 2828.

**VAT:** The rent will be subject to VAT in addition

**EPC:** An E.P.C has been prepared and is available on request: Energy Performance Asset Rating 107 (Band E)

**Possession:** Immediate upon completion of legal formalities

**Contact:** JMW Barnard LLP      Tel: 0207 938 3990 Jeremy Barnard [jb@jmwbarnard.com](mailto:jb@jmwbarnard.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.

**POWIS MEWS**  
GROUND FLOOR  
18 POWIS MEWS

SCALE 1:50

ARCHITECT: SOPHIE HICKS, SH ARCHITECTS  
LIGHTING: ARUP

DETAILS:

FLOORS - CONCRETE PAVING SLABS

WALLS - WHITE EMULSION

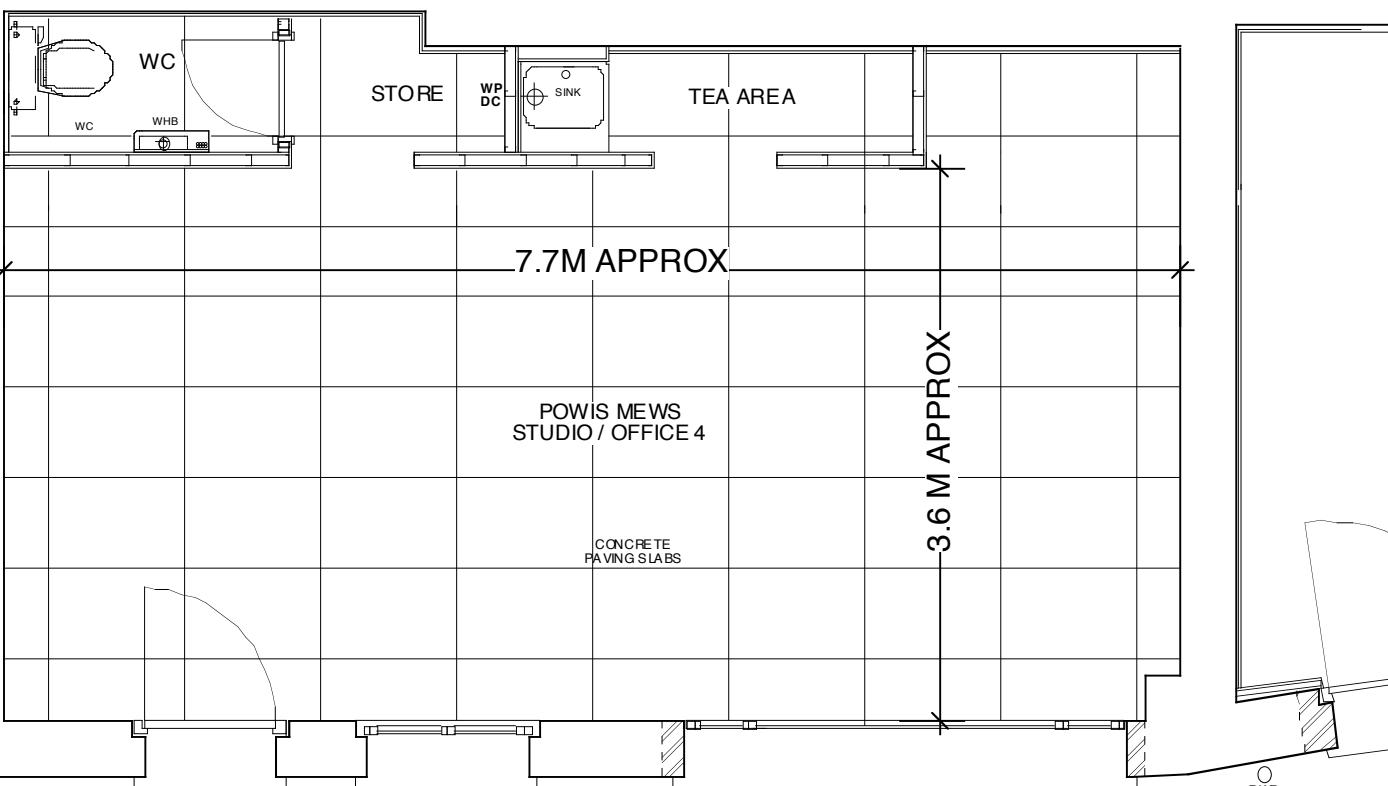
ENTRANCE DOOR - OAK WITH 2 HIGH SECURITY LOCKS

LARGE WINDOW - 3m x 3m STEEL FRAMED WINDOW WITH 1 LARGE PANE  
AND 2 SLIM OPENING PANES ALL IN SAFETY GLASS WITH LOCKS.

ELECTRICALLY OPERATED GIANT "VENETIAN" LOUVRE SHUTTERS  
TO MODERATE LIGHT AND VISIBILITY.

WINDOW - STEEL FRAMED WITH LOCK

HEATERS - ELECTRIC, WHITE ENAMEL GILLED TUBE WITH THERMOSTATIC CONTROL  
POWER AND TELEPHONE INSTALLED



ESS

OAK FRONT DOOR

WINDOW

GLASS WINDOW  
3m x 3m APPROX  
WITH GIANT "VENETIAN" LOUVRE SHUTTERS



