

## Holland Park W11

Exceptional Self-Contained Double Height Office Building

To Let - 932 sq ft 87 sq m



**27 Queensdale Place, London W11 4SQ**



## Situation & Location

The property is located close to **Queensdale Road** at the north end of **Queensdale Place**, within walking distance of both **Holland Park underground (Central line)** and **Shepherds Bush (Central Line & Overground) stations**. The local amenities of **Holland Park Avenue** and **Westfield** shopping centre are close by. Please see location plan below:-

## Description & Accommodation

The property comprises a superb self-contained office building offering double height space arranged as follows:-

Main Office	540 sq ft 50.2 sq m	Gallery Private Office	192 sq ft 17.8 sq m
Meeting Room	150 sq ft 13.9 sq m	Store	50 sq m 4.6 sq m

**Amenities** Kitchen area; WC; Air Conditioning; Central Heating

**Rent** £55,000 per annum exclusive, payable quarterly in advance, subject to one RPI review in Feb 2023

**Lease** A new full repairing and insuring sub- lease is available for a term of five years, 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** In preparation

**Business Rates** The local authority has verbally informed us that the rateable value for the premises is £53,500 and the rates payable for the current year ending 31/03/23 are £26,696. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

**VAT** Will not apply

**Possession** Immediate upon completion of legal formalities

**Contact** 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.



