

Notting Hill Gate, W11

S/C Offices To Let – All Class E uses considered

1,747 sq ft 162 sq m



Units 3 & 4, 36a Notting Hill Gate, W11 3HX

Situation & Location

The property is situated on the side northern side of **Notting Hill Gate**, close to the junction with **Linden Gardens**. **Notting Hill Gate underground** is very close by (**Central, Circle, District Lines**), providing rapid access to the **West End** and **City**, as are the amenities of **Kensington Gardens**. Please see location plan below.

Description & Accommodation

Reached via a private, gated passageway direct from the main shopping frontage, the offices are planned on ground and first floor, providing four individual spaces arranged two on each side of the central core:-

Ground Floor (Unit 3)	north office: 481 sq ft 44.7 sq m; south office: 352 sq ft 32.7 sq m
First Floor (Unit 4)	north office; 477 sq ft 44.3 sq m; south office: 437 sq ft 40.6 sq m

Amenities Entryphone; Central Heating; 4 xWC's; Shower; Bicycle Racks; Kitchen; Suspended Ceiling with Cat 2 lighting; Perimeter Trunking.

Lease New effectively full repairing and insuring lease available for a term of up to five years, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent £70,000 per annum exclusive

Common Expenses . Tenant to make fair contribution to common expenses relating to structure and entranceway, plus share of building insurance.

Legal Costs Each party to bear their own.

Energy Performance Certificate Copy EPC and recommendations available on request – Rating C (unit 3) and D (unit 4).

Business Rates The four units are currently individually assessed, aggregate rateable value is £55,000 so estimated rates payable approx. £28,160 for 23/24. 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 **Tel: 0207 938 3990** Jeremy Barnard jb@jmwbarnd.com

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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.

