

Notting Hill W11

Freehold Class E office building to let with parking space – suitable for alternative uses – To Let

Approx 1,000 sq ft 92.9 sq m gross internal area



39a Tavistock Road, W11 1AR

Situation & Location

The property is situated on the southern side of Tavistock Road, just by the junction with All Saints Road. It thus lies at the heart of Notting Hill, very close to Portobello Road, served by Westbourne Park Road and Ladbroke Grove underground stations (Circle, Hammersmith & City Lines) providing easy access to the West End and City. Please see location map below:

Description & Accommodation

Occupying a backland site, reached via a private gateway, the property comprises a self-contained office building planned on ground and one upper floor, with a small patio garden area and access to the flat roof above. The parking space is situated in front of the property. The accommodation is arranged as a reception/entrance area leading to open plan office rooms on two levels (please see attached floorplans) having the following approximate net internal floor areas:.

Reception Area	141 sq ft	13.1 sq m
Ground Floor Office	295 sq ft	27.4 sq m
First Floor Office	281 sq ft	26.1 sq m
Total Net Floor Area	717 sq ft	66.6 sq m 1,000 sq ft gross internal

Amenities Shower; WC; Wall Mounted Electric Heaters; Parking Space; Wooden Floors; Entryphone

Lease A new full repairing and insuring lease is available for a term of up to five years, to be taken outside the Landlord & Tenant Act 1954

Rent £42,500 per annum exclusive

Energy Performance Certificate

An Energy Performance Certificate has been prepared a copy of which is available on request: Energy Performance Asset Rating 118 – Band E

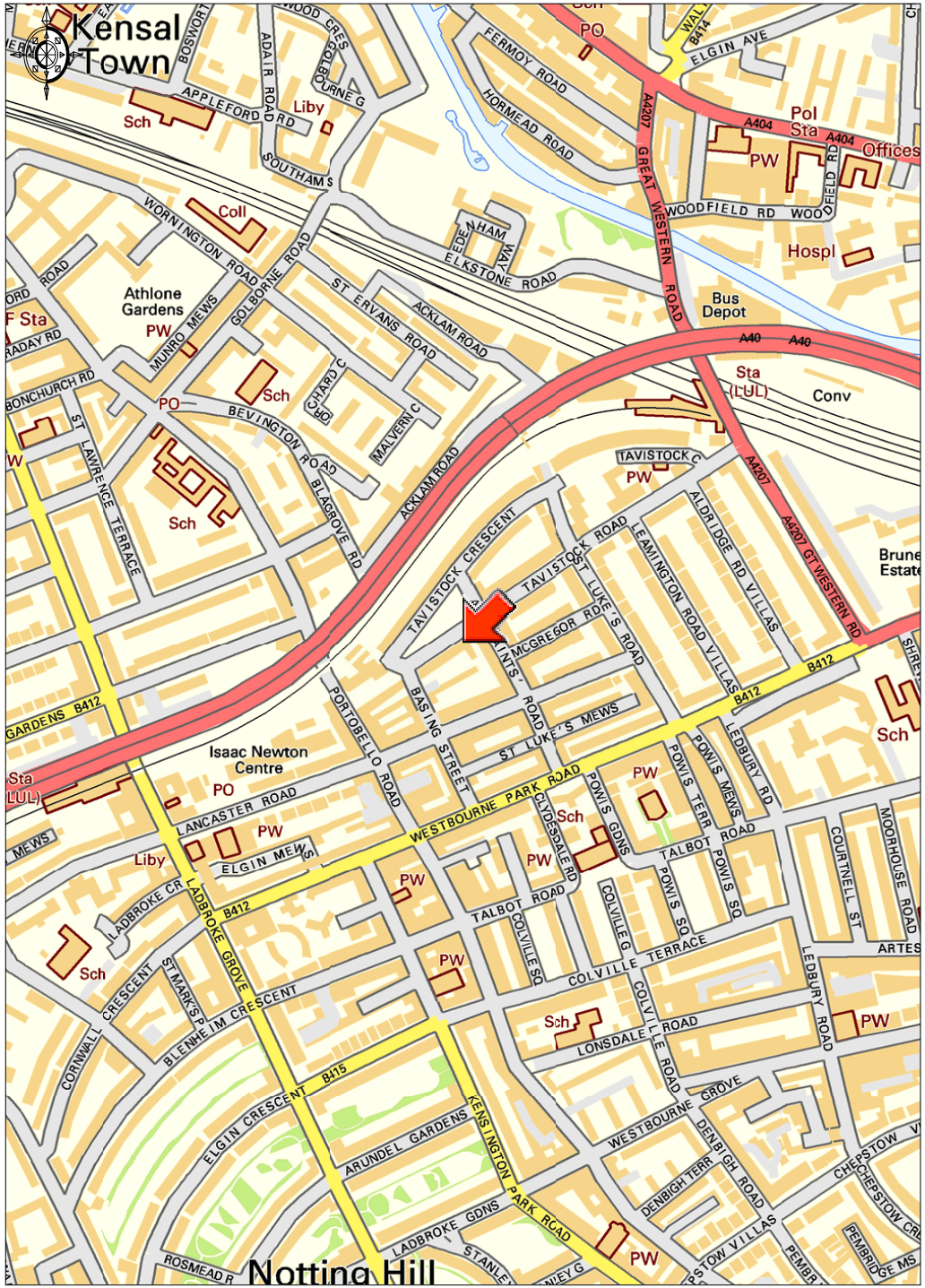
Business Rates

The rateable value for the premises is £35,000 and the rates payable for the current year ending 31/03/25 are £17,465. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

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

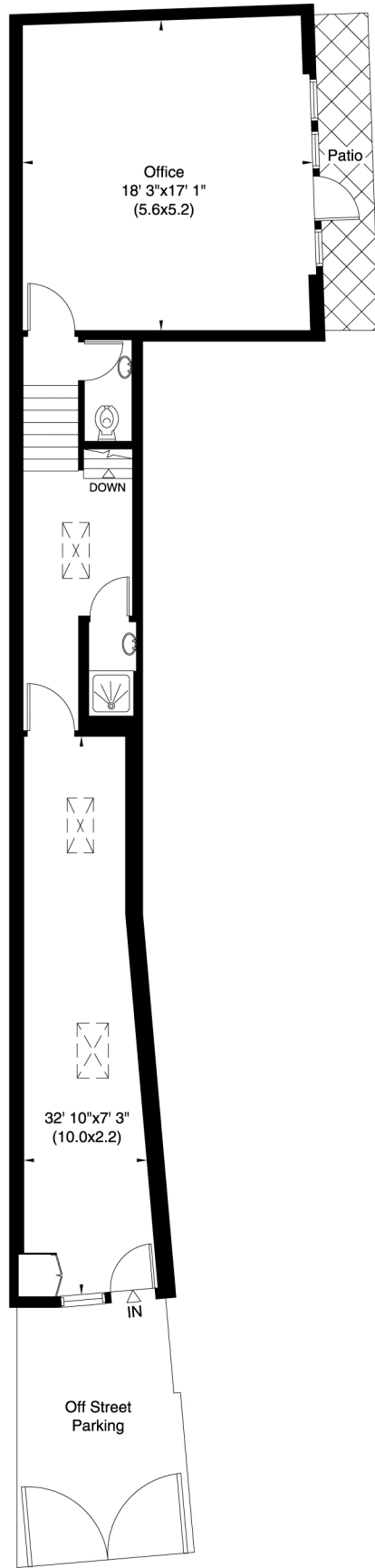
Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

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

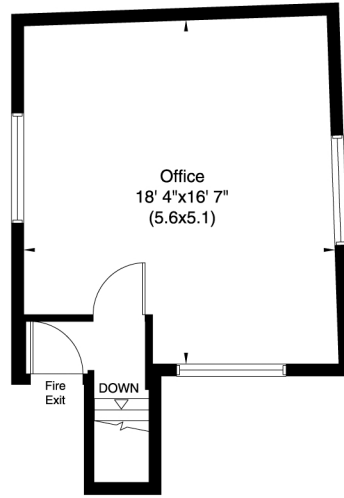


39A TAVISTOCK ROAD
LONDON W11

Gross Internal Area: 94 Sq. metres
1007 Sq. feet



Ground Floor



Raised Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).