

Notting Hill Gate W11

Bright Self-Contained Offices with Terrace

1,345 sq ft 125 sq m



First and Second Floors, 88 Notting Hill Gate, W11 3HP

Situation & Location Very prominent property, located in the heart of Notting Hill Gate, close to the entrance of the underground station (Central, Circle & District Lines) at the junction with Pembridge Road. Local amenities are excellent and Portobello Road is close by. Please see location plan below.

Accommodation and Amenities:

1st Floor -	861 sq ft	80 sq m
<u>2nd Floor -</u>	<u>484 sq ft</u>	<u>45 sq m</u>
Total	1,345 sq ft	125 sq m

self-contained with its own front door; exposed brickwork; access to shared roof terrace; skylight / excellent natural light ; air conditioning; kitchen (both floors); fully cat 5 cabled; raised floors

Rent **£85,000** per annum exclusive, payable quarterly in advance, subject to five yearly upward only reviews

Lease A new lease is available for a term by arrangement

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 legal costs in connection with the grant of the lease

Energy Performance Certificate IEPC rating 42 Band B

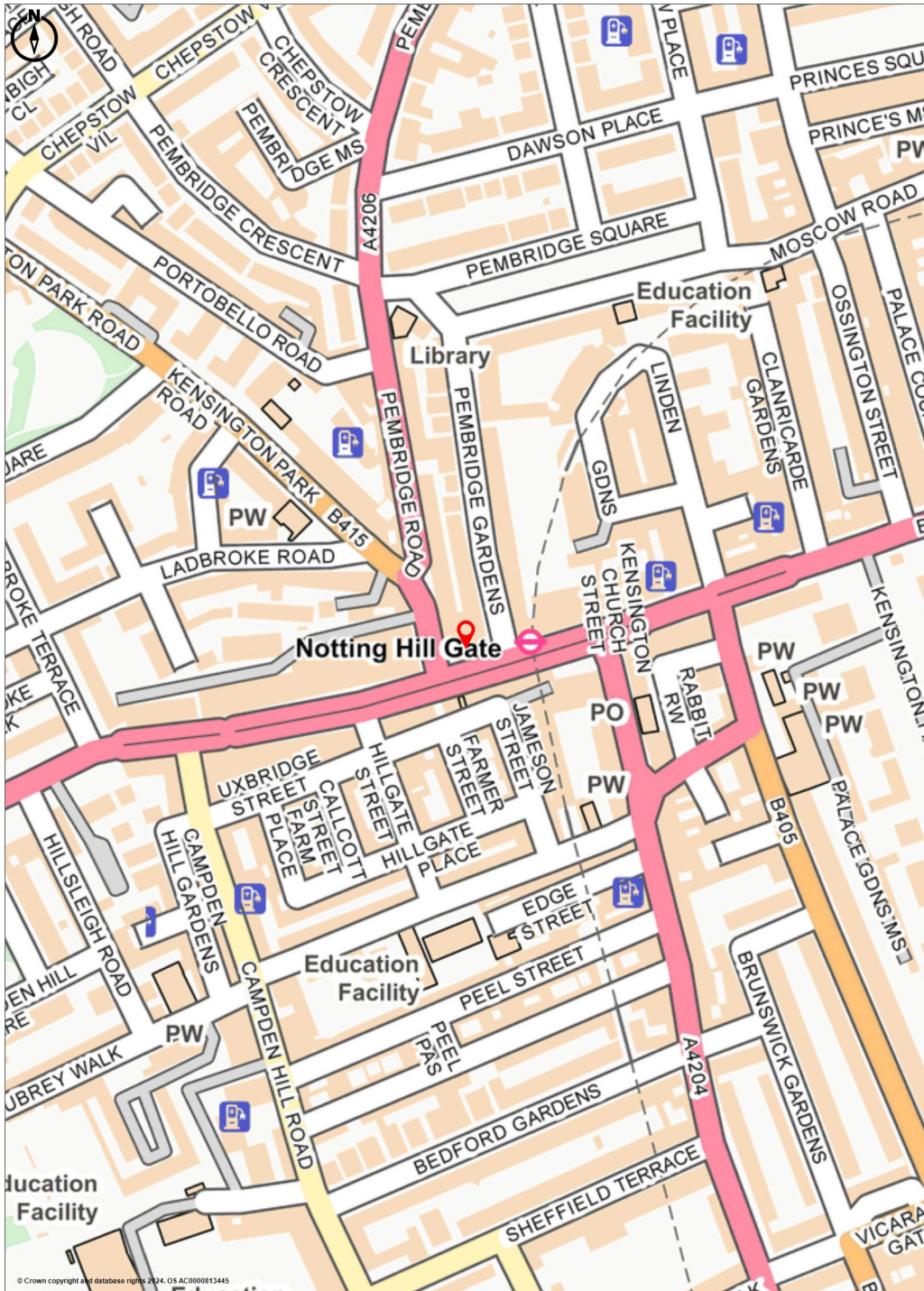
Business Rates The rateable value for the premises is £49,750 and the rates payable for the current year ending 31/03/25 are £24,825. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT To be confirmed **Possession** Immediate upon completion of legal formalities

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.



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