

Kensington W8

Ground floor Class E Shop/Business Unit

57 sq m 613 sq ft



Ground floor, 60 Pembroke Road, W8 6NX

The property is situated on the northern side of **Pembroke Road**, close to the junction with **Warwick Road**. **Pembroke Road** lies to the south of **Kensington High Street** within this wealthy residential centre. **District** and **Piccadilly** line underground connections are at nearby **Earls Court** station, overground links at **Olympia**. Please see location plan below.

Description & Accommodation The property comprises a newly refurbished, self-contained, business unit with excellent natural light from front and rear, good ceiling height and private WC – please see floorplan below

Rent **£25,000** per annum exclusive, payable quarterly in advance.

Lease A new lease is available for a term of up five years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

Service Charge estimated £1,500 pa **Legal Costs** Each party to bear their own

Energy Performance Certificate Band C under former use – to be re-assessed

Hours of Use Under a planning condition hours are limited to 08.00 hrs-20.00 hrs each day

Business Rates : - On application, assessment of property is currently being split.

VAT The rent and other charges will be subject to VAT in addition

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

SUBJECT TO CONTRACT AND STATUS

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.

DRAWING TITLE:

COMMERCIAL UNIT
60 PEMBROKE ROAD, LONDON, W8 6NX

DATE:

12 September 2025

REVISION:

1 OF 1

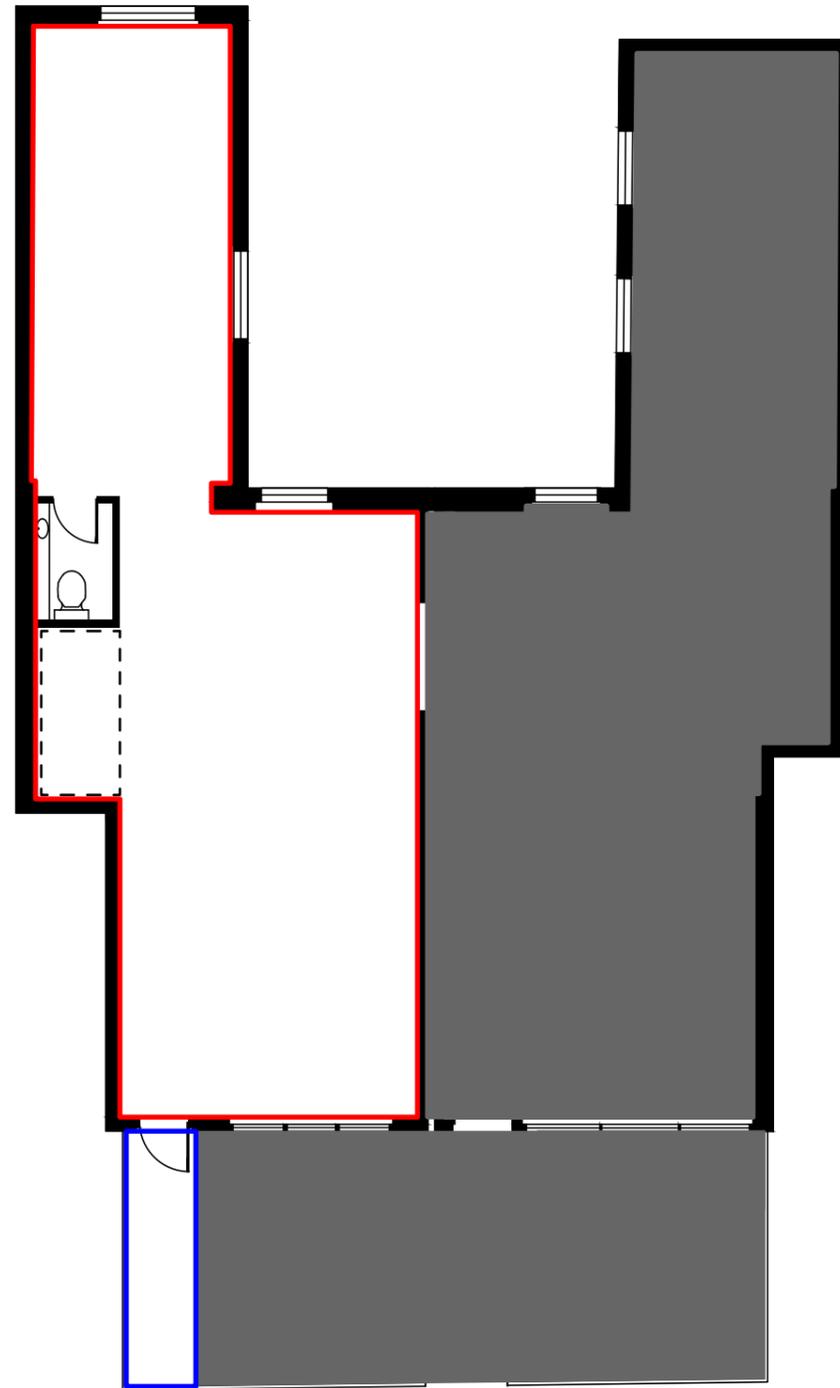
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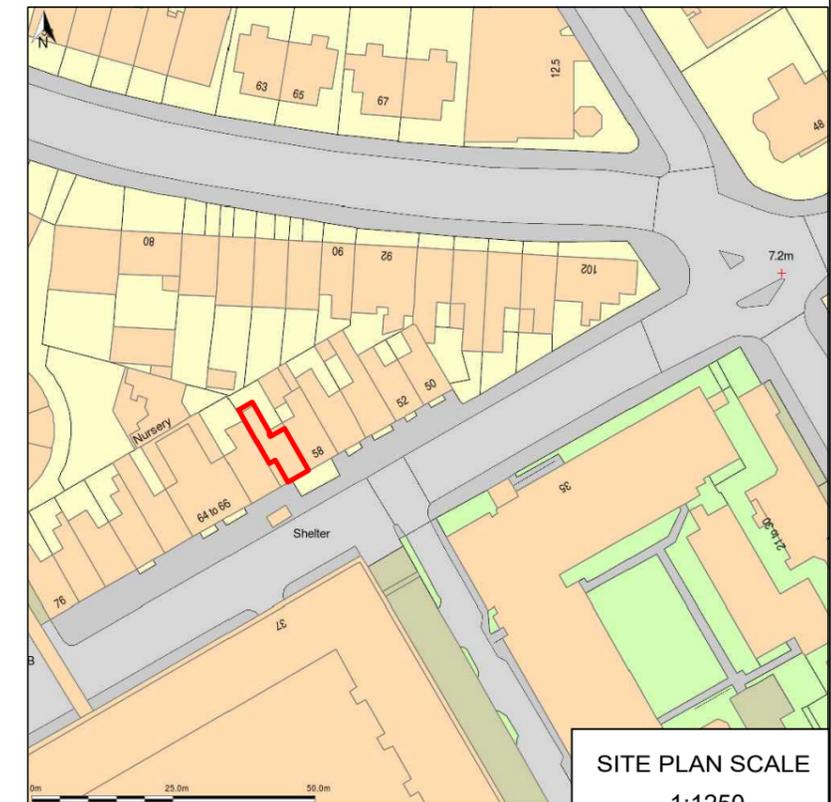
SCALE: For the plan to be scale, the above scale bar must measure correct when printed (for example 5cm)

 DEMISED AREA

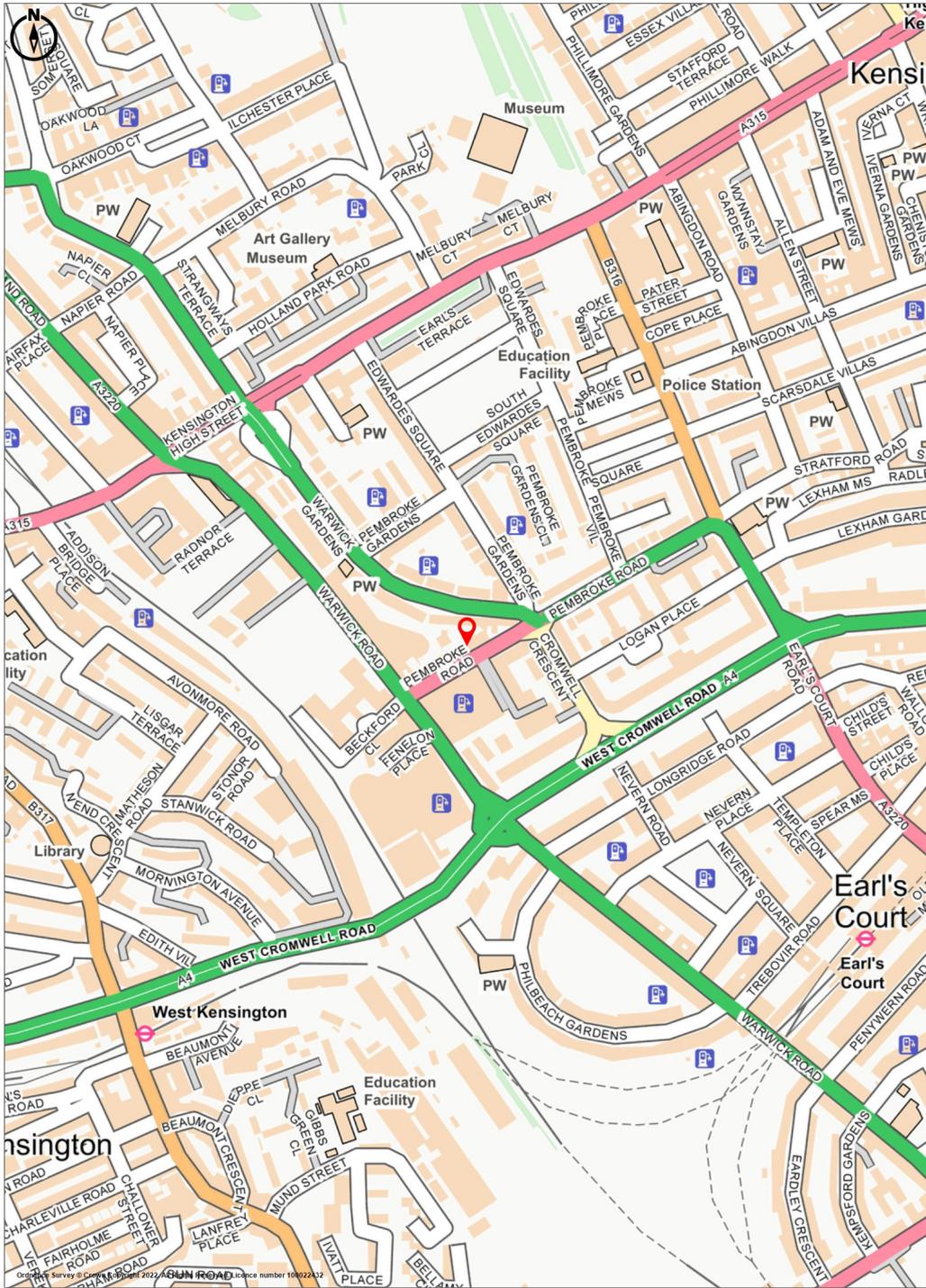
 RIGHT OF ACCESS AREA



Ground Floor



SITE PLAN SCALE
1:1250



Promap

LANDMARK INFORMATION

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Plotted Scale - 1:8000. Paper Size – A4