

Holland Park W11

For Sale or To Let

Self-contained Class E business unit

876 sq ft 81.41 sq m (plus 120 sq ft storage)



14-16 Norland Road, London W11 4TR

Situation & Location

The property is situated on the southern side of **Norland Road**, just by **Shepherds Bush Roundabout**. It thus lies a short distance from the outstanding retail and restaurant amenities of **Westfield London** and excellent communications via **Holland Park** and **Shepherds Bush** underground stations (**Central Line**) as well as the **West London overground** line which connects to **Clapham Junction**. Please see location plan below:

Description & Accommodation

The property comprises a self-contained business unit providing the following approximate floor areas:-

Raised ground floor office	376 sq ft 35 sq m
Lower ground floor office	500 sq ft 46.5 sq m
Storage vaults	<u>120 sq ft 11.1 sq m</u>
Total	996 sq ft 92.6 sq m Please see floor plan below

Amenities Kitchen; WC; Security Shutters; Wall mounted electric heaters (not tested); Air conditioning and Air handling system (not tested)

Terms

Either A new lease is available for a term of **up to 5 years** at a rent of **£31,000** per annum exclusive, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954, with a fixed service charge to cover the maintenance and repair of building structure at £1,000 plus VAT per annum.

Or Our clients long lease expiring 2076 (fifty years unexpired) at a peppercorn rent is available at a price of **£350,000**

Insurance The lessee will contribute a fair proportion of the building insurance.

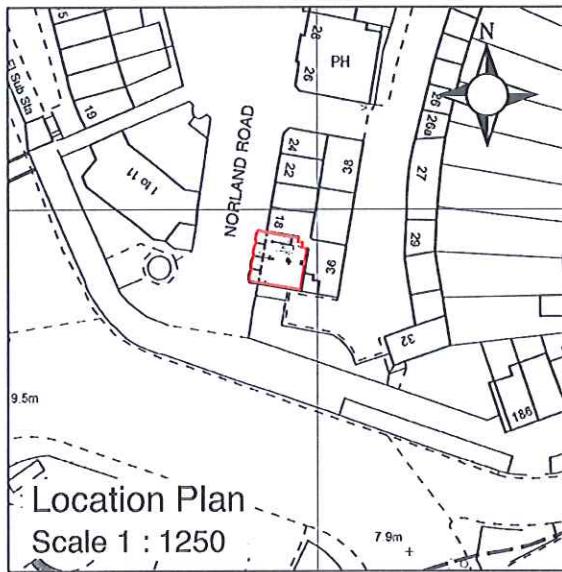
Business Rates The rateable value for the property from April 26 is £31,750 and the rates payable for the year ending 31/03/27 are £13,716. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

VAT Will be payable in addition on sale or letting

EPC An Energy Performance Certificate has been prepared and is available on request. Energy Performance Asset Rating 64(Band C).

Contact Sole agents: **JMW Barnard LLP** Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnard.com
JMW Barnard LLP, 17 Abingdon Road, London, W8 6AH.

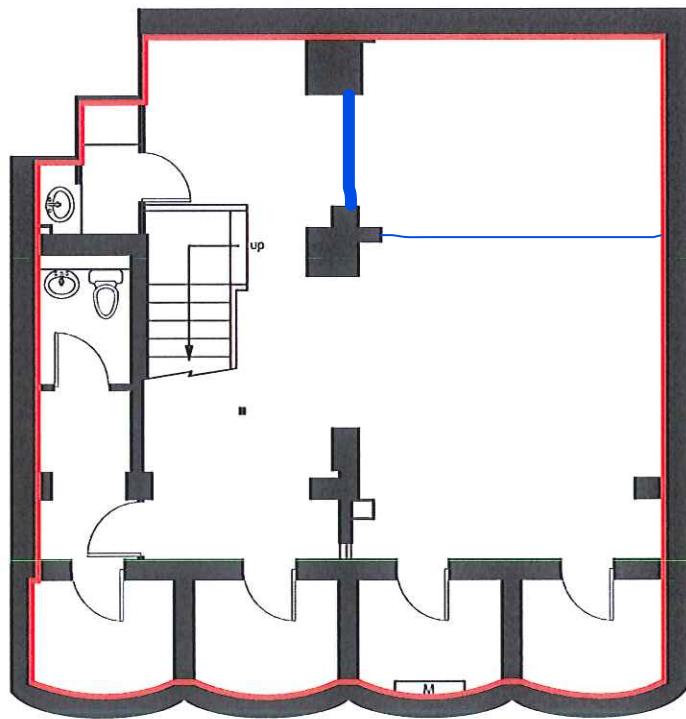
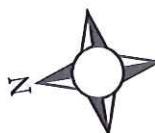
Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties 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.



Shop Premises
14 - 16 Norland Road
London
W11 4TR

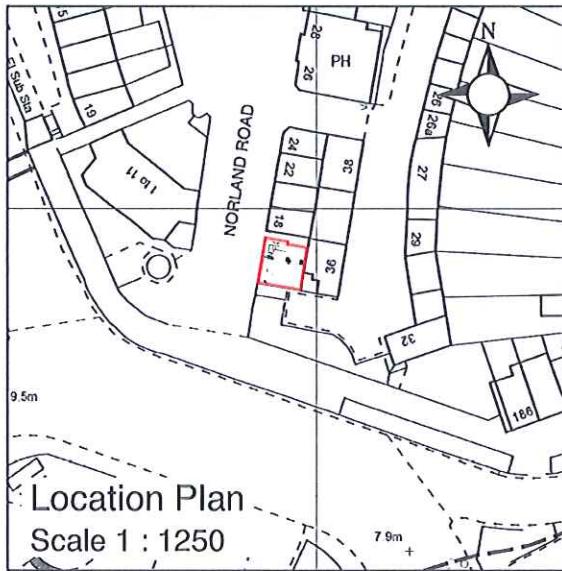
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Basement and
Ground Floor Footprint



NORLAND ROAD
(PEDESTRIAN WALKWAY)

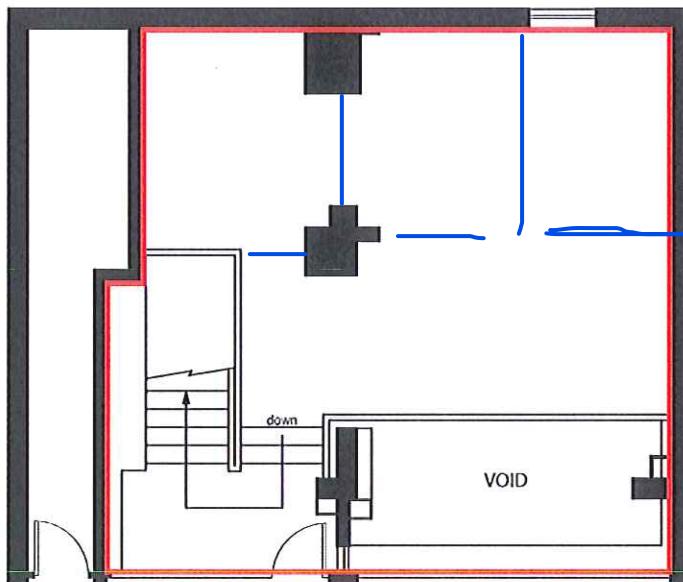
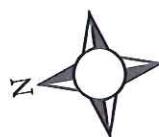
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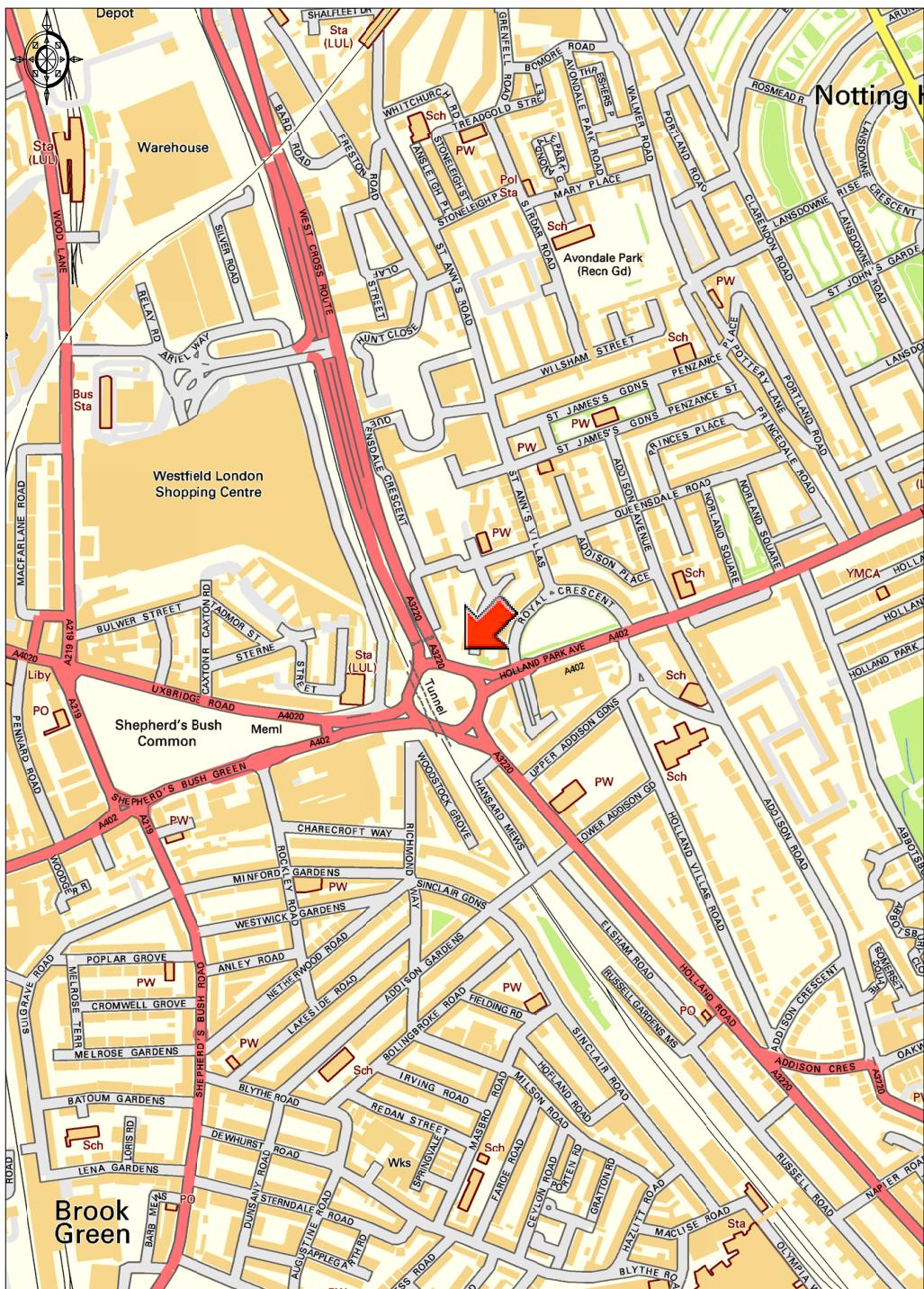
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Ground Floor



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