

Notting Dale W10

Rarely Available Freehold Office Building

4936 sq ft 458 sq m gross internal, A/C & 4 parking spaces



140-144 Freston Road, W10 6TR

Situation & Location

The property is situated on the eastern side of Freston Road near the junction with Bramley Road, thus in very close proximity to **Latimer Road underground station** (Circle, District Lines). Both **Holland Park Underground** (Central Line) and **Shepherds Bush Overground** are within easy walking distance, the latter providing rapid connections to Clapham Junction and Willesden Junction. The **Westfield London** shopping centre with its extensive restaurant and leisure facilities can be easily reached via the bridge across the West Cross Route. **Holland Park Avenue** lies just to the east Please see location plan below

Description & Accommodation

Comprises a self-contained office building planned over ground and three upper floors (ground floor right sold on long lease): please see floor plans below. The property provides the following net internal areas:

Ground Floor Left	20.6 sq m	222 sq ft
Mezzanine Level	102.6 sq m	1,104 sq ft
First Floor	137.3 sq m	1478 sq ft
Second Floor	123.5 sq m	1,328 sq ft
Total NIA	384 sq ft	4,132 sq ft

Total GIA exc. building core 458 sq m 4,936 sq ft

Amenities Lift; Air-Conditioning; Four parking spaces

Tenure Freehold **Possession** Full vacant possession on completion (other than ground floor right)

Guide Price £2,500,000 **Legal Costs** Each party to bear their own

Energy Performance Certificate EPC rating 94 Band D

Business Rates Rateable Values for the individual floors are available on request

VAT The property is opted for Vat which will be payable in addition to the sale price

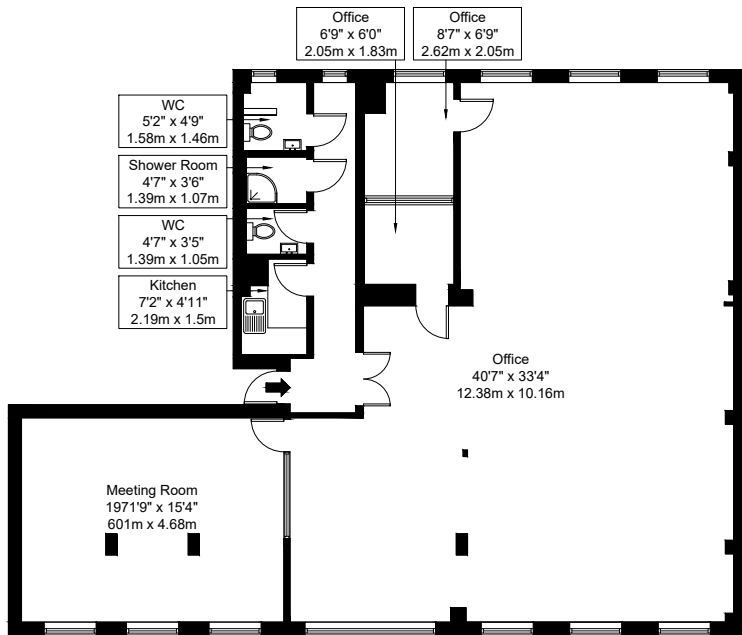
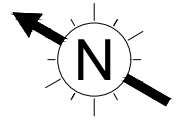
Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

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

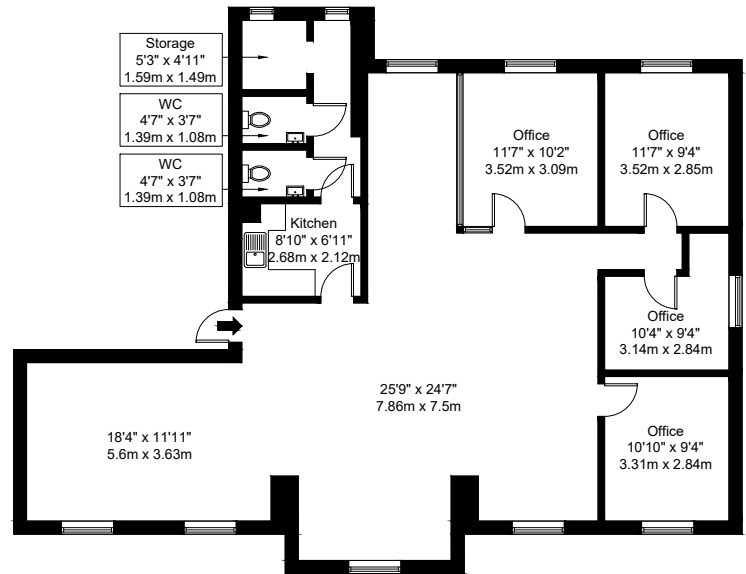
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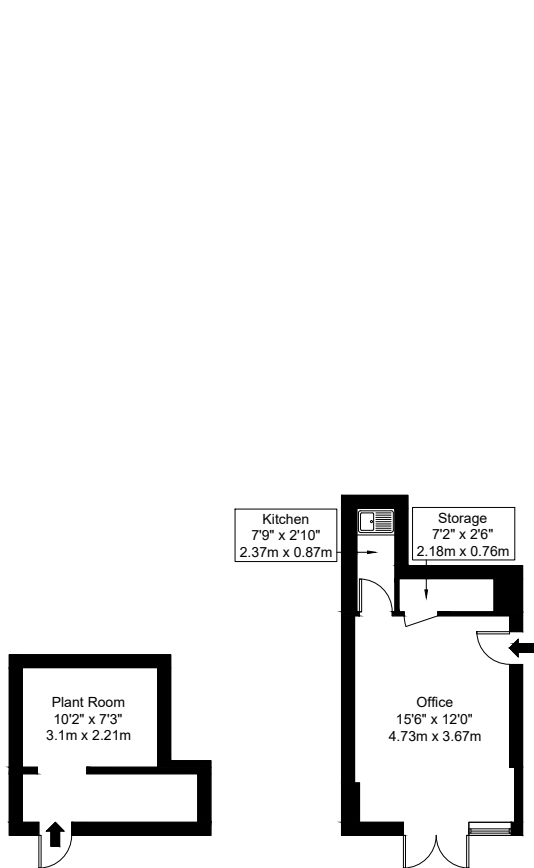
Approx Gross Internal Area = 458.6 sq m / 4936 sq ft



First Floor
GIA = 160.8 sq m / 1731 sq ft
NIA = 137.3 sq m / 1478 sq ft

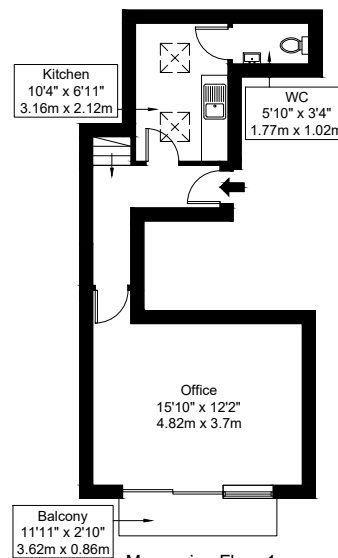


Second Floor
GIA = 138.9 sq m / 1495 sq ft
NIA = 123.5 sq m / 1329 sq ft

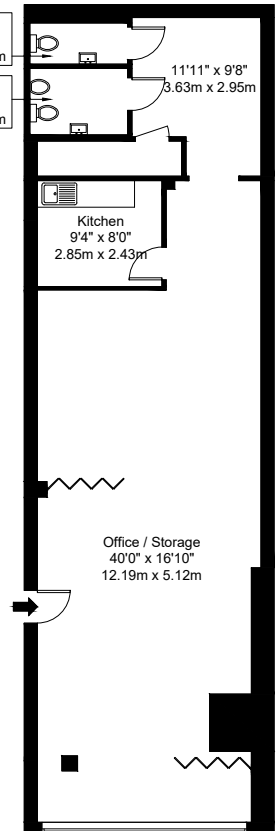


Ground Floor 1
GIA = 12 sq m / 129 sq ft

Ground Floor 2
GIA = 21 sq m / 226 sq ft
NIA = 20.6 sq m / 222 sq ft



Mezzanine Floor 1
GIA = 31.3 sq m / 337 sq ft
NIA = 25.3 sq m / 272 sq ft



Mezzanine Floor 2
GIA = 94.6 sq m / 1018 sq ft
NIA = 77.3 sq m / 832 sq ft

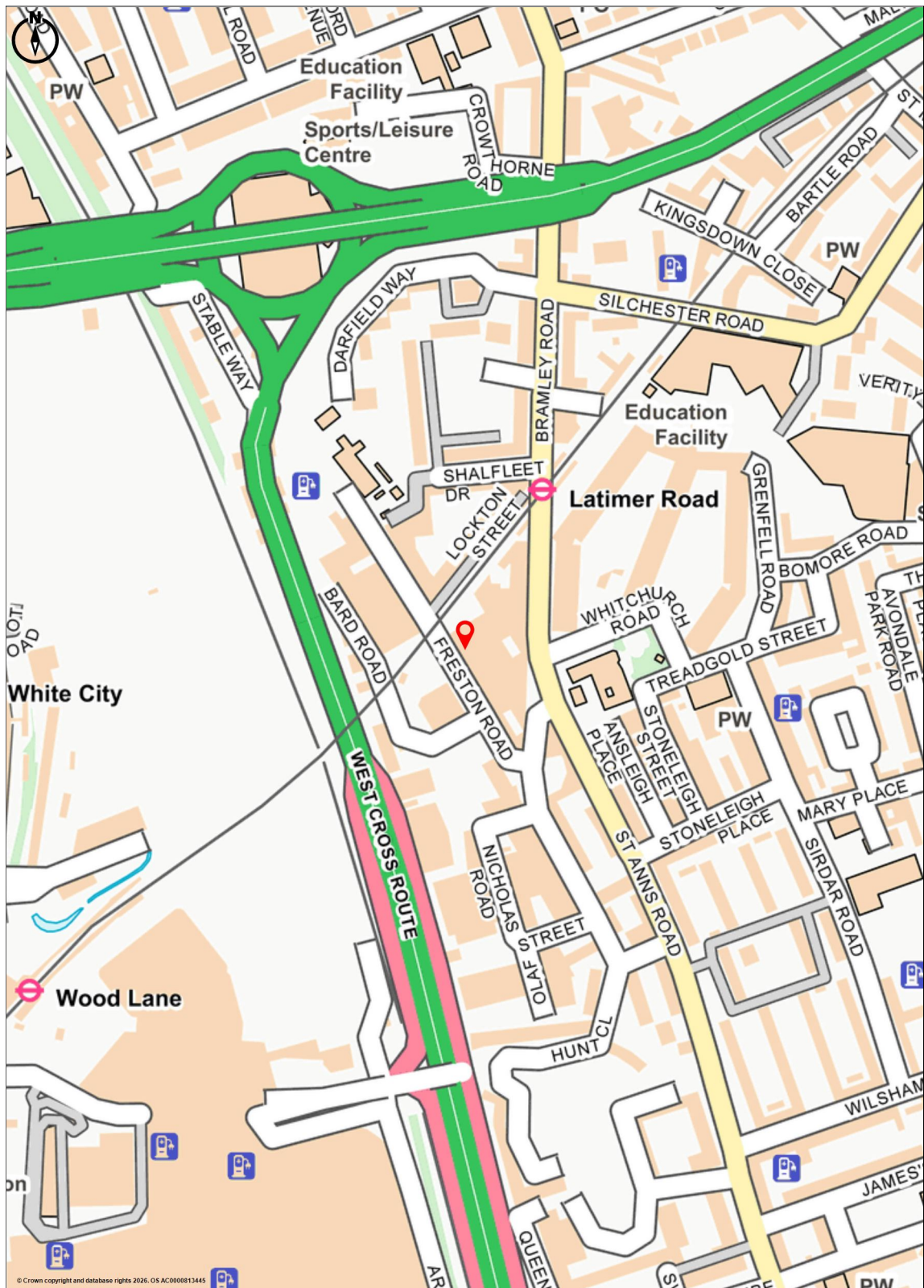
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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