JMW • Barnard

Notting Hill W11

Bright Mews Studio Office To Let

323 sq ft 30 sq m



First floor, 17 Powis Mews W11 1JN



Situation & Location

The property forms part of a former Victorian stables, latterly converted to a complex of studios and apartments, located on the western side of **Powis Mews**. Powis Mews runs between Talbot Road and Westbourne Park Road and thus lies at the heart of **Notting Hill** with **Ledbury Road**, **Portobello Road** and **Westbourne Grove** in the immediate vicinity. **Westbourne Park Underground** (Circle, Hammersmith &City Lines) is within easy walking distance and **Notting Hill Gate** (Central, Circle, District Lines) is also within reach. Please see location plan below.

Description & Accommodation

The property is a first floor open plan office/studio having an approximate net internal floor area of **323sq ft (30 sq m).** Floorplan on request

Amenities WC; Electric Heaters; Wooden floors; Good Natural Light; Kitchenette; Entryphone;

Lease: A new lease is available, to be excluded from the Landlord & Tenant Act 1954, for a term of three years, with a mutual break on three months' notice, after the first year

Rent: £18,000 per annum exclusive of VAT and other outgoings. Rent payable quarterly in advance.

Deposit: A deposit will be required equivalent to one quarter's rent (plus VAT)

Service charge: Currently £600 per annum (Service charge covers cleaning and lighting of common parts plus general management of the building including administrative costs)

Building Insurance: A proportion of the annual premium will be charged – landlord advises that for last y/e 07/26 the charge was £395

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

EPC: An E.P.C has been prepared and is available on request: Energy Performance Asset Rating 107 (Band E)

Business Rates

Rateable Value £18,000 Rates Payable 26/27 £7,776 pa - interested parties should check details with local authority - Royal Borough of Kensington and Chelsea business rates department 0208-315-2082.

Possession: From Jan 2027

Contact: Sole agents: JMW Barnard LLP **Tel: 0207 938 3990**

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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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Promap®

POWIS MEWS
FIRST FLOOR
STUDIO/OFFICE 5

SCALE 1:50

ARCHITECT: SOPHIE HICKS, SH ARCHITECTS
LIGHTING: ARUP

DETAILS:
FLOORS - TIMBER BOARDS
WALLS - WHITE EMULSION
ENTRANCE DOOR - HIGH SECURITY LOCKS
STREET DOOR IN OAK WITH 2 HIGH SECURITY LOCKS
WINDOWS - LARGE WINDOW WITH OPENING DOORS ONTO BALCONY
PLUS 3 WINDOWS. ALL SAFETY GLASS IN GALVANISED STEEL FRAMES
WITH LOCKS.
HEATERS - ELECTRIC, WHITE ENAMEL GILLED TUBE WITH THERMOSTATIC CONTROL
POWER AND TELEPHONE INSTALLED
ENTRYPHONE WITH STAINLESS STEEL PANEL AT STREET LEVEL
COMMON STAIRCASE DECORATIONS AND LIGHTING MAINTAINED BY LANDLORD

