

Notting Hill Gate W11

First floor studio office in attractive courtyard block

772 sq ft 72 sq m – To Let



Studio 5, First Floor, Pembridge Studios, 27a Pembridge Road London W11 3EP



Situation & Location

Pembridge Studios is located on the eastern side of Pembridge Villas opposite the junction with Chepstow Crescent, and thus lies close to Notting Hill Gate with its excellent transport connections (Central, Circle, District Lines) and other amenities. Portobello Road and Westbourne Grove are close by. Please see location plan below:-

Description & Accommodation

Pembridge Studios is a group of studio offices arranged around a central courtyard set back from the road and enjoying quiet surroundings. Studio Five is situated on the first floor and provides light, open plan space ideal for creative businesses. The floor area is some 772 sq ft sq ft net (72 sq m). The studio has a private WC and kitchenette.

Rent £49,000 per annum **inclusive** of service charges, payable quarterly in advance

Lease

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

Legal Costs Each party to bear their own **Energy Performance Certificate** EPC rating 73 Band C

Business Rates

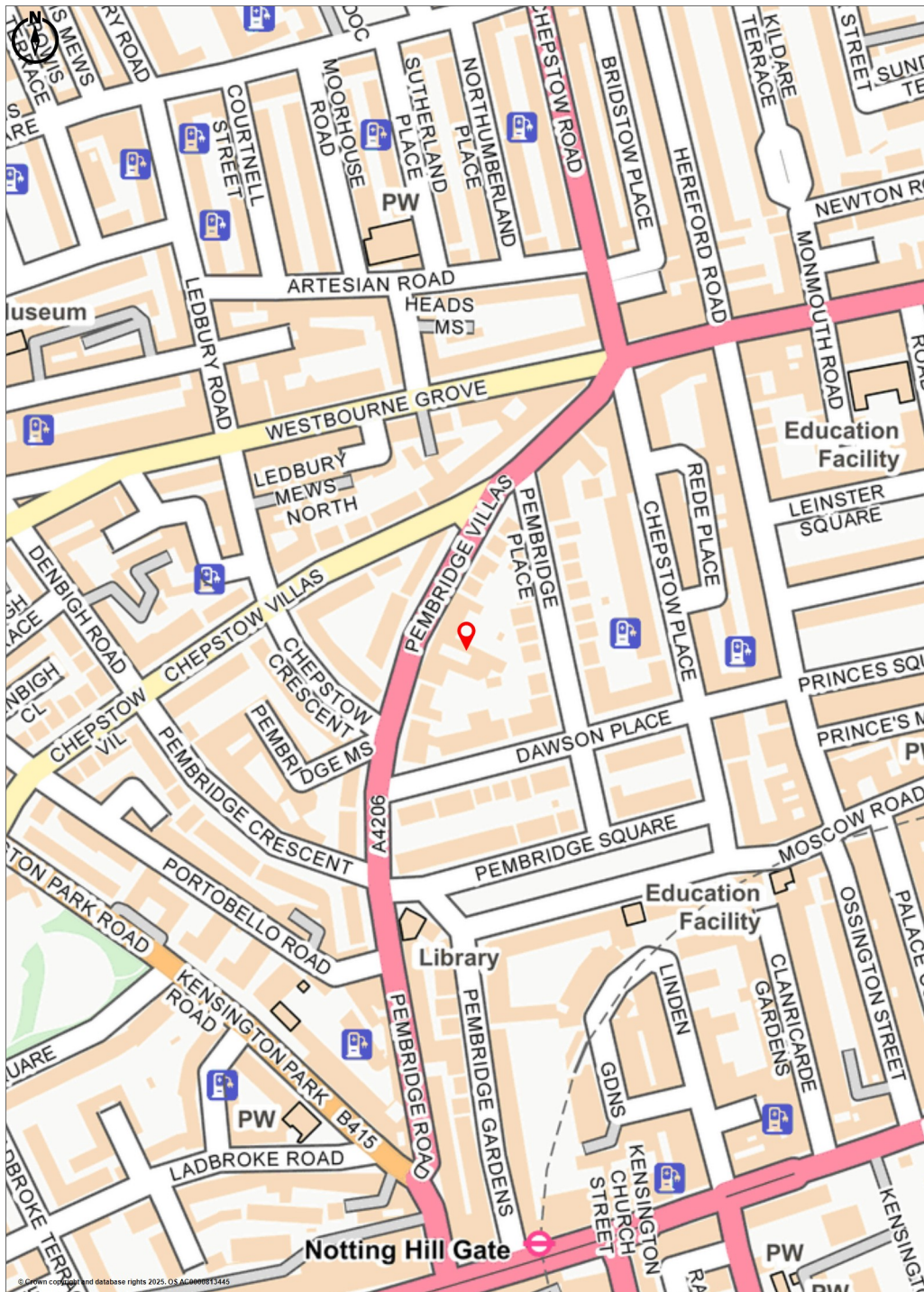
The rateable value for the premises is £44,000 and the rates payable for the current year ending 31/03/27 are £19,008. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

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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● LANDMARK INFORMATION

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