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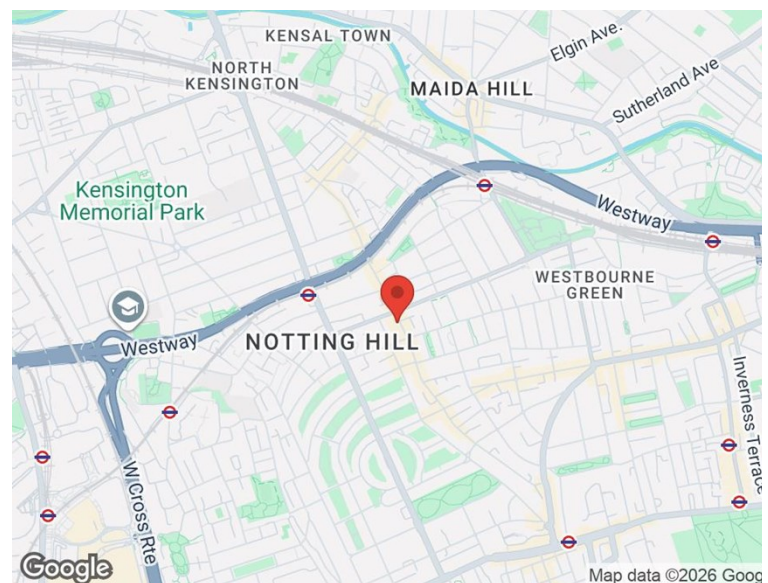
219 Portobello Road, London, W11 1LU

AN OFFICE SUITE WITH GREAT NATURAL LIGHT OVERLOOKING PORTOBELLO MARKET

TO LET

Area: 387.00 FT² (35.95M²) Rent: £18,000 per annum, exclusive of VAT

- 24/7 access
- Great natural light
- Good ceiling height
- Kitchenette
- Strip & recessed spot lighting
- White painted floorboards
- Communal W/C
- In the heart of Portobello Market





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LOCATION:

The premises are situated in a parade of shops and uppers on the westerly side of Portobello Road, in between the junctions with Westbourne Park Road and Blenheim Crescent. The immediate area is home to the world famous Portobello Market, with streets of residential homes populating the roads off the high streets. Local businesses include, Goldsmith Vintage, Hot Futures Sunglasses, Y2K Vintage, Sirplus, Pep & Co, Quarter / Branded Show Shop, Eden Perfumes, Happy Socks, Love Hate Social Club, Rough Trade West (records), The Notting Hill Book Shop, Books for Cooks, Dishoom Permit Rooms, Knoops, Buns From Home, Joe & The Juice, Tonkotsu, Sova, Crème, Mike's Café, The Coffee Plant, Honest Burger, Five Guys, Egg Break, Poke House, Poundland, Sainsbury's Local and The Electric Cinema. Public transport is accessed via. Ladbroke Grove Station (Hammersmith & District line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A self-contained office suite, occupying the top floor of a 2 storey, mixed-use, Victorian terraced building. The premises are accessed direct from Portobello Road, which leads to a communal corridor and stairwell, rising to the office suite. The suite comprises an open-plan office area, fitted with a kitchenette. To the rear of the unit off the stair header is a communal W/C (shared with one other office).

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
2nd Floor Office	387.00	35.95
TOTAL	387.00FT²	35.95M²

FLOOR PLAN:

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £18,000.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £18,000 per annum
Rates Payable: £7,776 per annum

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea on 0207 361 2828.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC: Available upon request.

CONTACT:

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