

NOTTING HILL OFFICES – TO LET SELF-CONTAINED 3 STOREY MEWS OFFICE BUILDING

1,712 SQ FT (159 SQ M) Net

10, Lambton Place,
(Off Westbourne Grove),
London W11 2SH



Location:

Lambton Place has access from both Westbourne Grove and Ledbury Road and is a very attractive cobbled mews situated within a moment's walk of Notting Hill's best-known retail outlets and restaurants and within comfortable walking distance of Notting Hill Gate Underground Station (Central/Circle/District Lines).

Description:

Description: The premises comprise a mid-terrace, three storey office building arranged over ground to second floors, situated next door to the well-known Lambton Place Health Club.



TEL: 020 7603 1616

BOSTON GILMORE LLP ■ 4 BEACONSFIELD TERRACE ROAD ■ HAMMERSMITH ■ LONDON W14 0PP



Est. 1983

TEL: 020 7603 1616 ■ FAX: 020 7603 2822 ■ EMAIL: property@bostongilmore.com ■ WEBSITE: www.bostongilmore.com

Subject to contract and exclusive of VAT if applicable

Boston Gilmore LLP give notice that: 1. These particulars are set out as an outline for guidance of intending purchasers/tenants, and do not constitute an offer or contract, or part thereof.



Accommodation:

Ground Floor 576 sq ft
First Floor 643 sq ft
Second Floor 493 sq ft

Total 1712 sq (net) 159 sq m

Amenities Include:

- *Ground floor meeting room
- *Ground floor male & female wc's
- *Fitted Kitchen
- *Entrance lobby
- *First floor open plan office with good natural light
- *First floor wc and shower
- *Air-conditioning
- *Second floor open plan office with good natural light
- *Gas Central Heating

Tenure: Leasehold

Lease Terms: A new full repairing and insuring lease for a term by arrangement
Rent: £100,000 per annum exclusive

Rateable Value: £81,000 Rates Payable: £41,553 for the year April 2017-April 2018 We strongly recommend that you verify the above figures with the Business Rates Department of the RBKC

EPC (energy performance certificate): A valid EPC is available for inspection upon request.

Legal Costs: Each party is to bear their own legal costs.

Possession: Full vacant possession immediate upon completion of legal formalities



For further information or an appointment to view please contact Jack Lipinski or Julian Rumball of Boston Gilmore LLP, as below:

Jack Lipinski
jlipinski@bostongilmore.com
020 7603 1616

Julian Rumball
jrumball@bostongilmore.com
020 7603 1616

Joint Sole Agents
Roger Painter & Co



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