

PARK HOUSE

206-208 LATIMER ROAD
North Kensington W10 6QH

Freehold Sale



CHARACTER VICTORIAN OFFICE BUILDING FOR SALE

5,540 sq ft / 515 sq m

DESCRIPTION

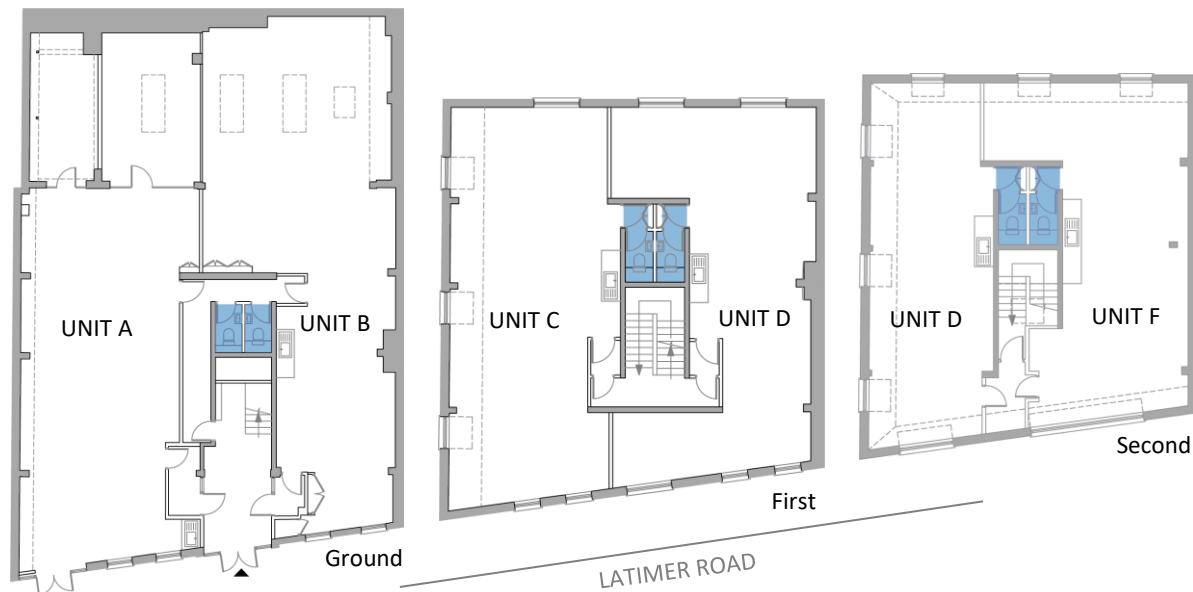
A rare opportunity to purchase a self-contained building with parking in north Kensington. Park House is a smart characterful brick fronted Victorian building, recently refurbished with a private forecourt area. Built over ground first and second floors, and recently a multi-tenanted building, it now provides ideal flexibility for an owner occupier or investor to let out floors or half floors, each with their own facilities without any conversion costs.

LOCATION

The property is located at the southern end of Latimer Road. 7 minute walk to Latimer Road Underground station (Hammersmith & City and Circle Lines), with local stores in North Pole Road at the north end of Latimer Road. The area has proved popular with many media music and fashion companies, local occupiers include the Designers Guild, Willmotte Gallery and Damon Albarn Studio.

SPECIFICATION

- Air conditioning
- Kitchenette
- Wood flooring
- Bike Racks
- Refurbished offices
- Flexibility for subletting
- Private Car parking



ACCOMMODATION

Floor / split	SIZE sq ft	sq m
2nd Floor - Unit F	703	65
2nd Floor - Unit E	554	51
1st Floor - Unit D	767	71
1st Floor - Unit C	870	81
Ground Floor - Unit B	1,226	114
Ground Floor - Unit A **	1,420	132
Total	5,440	515

** Unit A is currently let until July 2023 with a landlord and tenant option to break at anytime subject to 6 months notice. Rent receivable £49,700 pa (£35 per sq ft).

BUSINESS RATES

The floors have individual rateable values. Average rates payable are approx. £10-11 per sq ft.

TERMS

The freehold interest is for sale at a **guide price of £3.85m**.

The sale will be subject to the above tenancy.

Further information from the sole agents:

EPC to be assessed.

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure date November 2021

CONTACT US

Jack Realey / Simon Kibble
jrealey@frostmeadowcroft.com
skibble@frostmeadowcroft.com

020 8748 1200



