



136B Lancaster Road
Notting Hill, London, W11 1QU

Delightful First Floor office in Central Notting Hill.

563 sq ft
(52.30 sq m)

- Outstanding Notting Hill location.
- Set-back from the high street.
- High levels of natural light throughout.
- Just a moment from Portobello Road Market.
- Strong nearby transports links.
- Available immediately.

Summary

Available Size	563 sq ft
Rent	£22,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C (64)

Description

These exceptional premises are set just a moment from the ever-popular Ladbroke Grove locale, within a five minute walk of Portobello Market. The subject property is peacefully located on Lancaster Road with the 30 second walk from the main road making a significant difference from a privacy and noise perspective. The property is located at the rear of the first floor accessed through a well-appointed stair well between the entrances to Mathnasium & Marsh & Parsons.

Location

This vibrant and unique location is highly desirable, offering a fantastically diverse area that boasts strong connectivity to all corners of London. Ladbroke Grove station (Circle and Hammersmith & City Lines) is within a one-minute walk with numerous bus routes a moment away leasing through Kensington and across towards Paddington & The West End.

Terms

Rent: £22,500 per annum.

VAT: The Premises are not elected for VAT.

Rateable Value: £22,250.

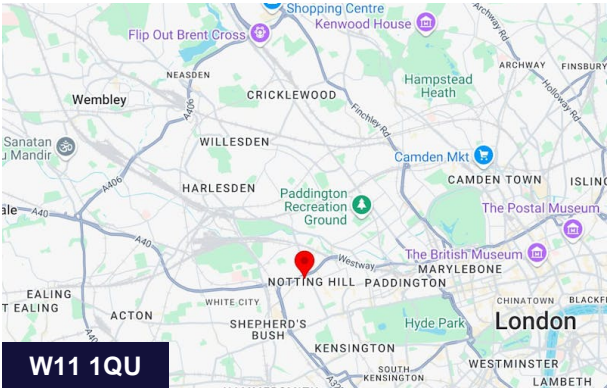
Local Authority: Royal Borough of Kensington and Chelsea.

Possession: Full vacant possession immediately on possession of legal formalities.

Lease Terms: Available Immediately. A new FRI lease granted outside the Landlord & Tenant Act 1954 containing a mutual break clause at the end of the tenancy.

EPC: C (64).

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



Viewing & Further Information



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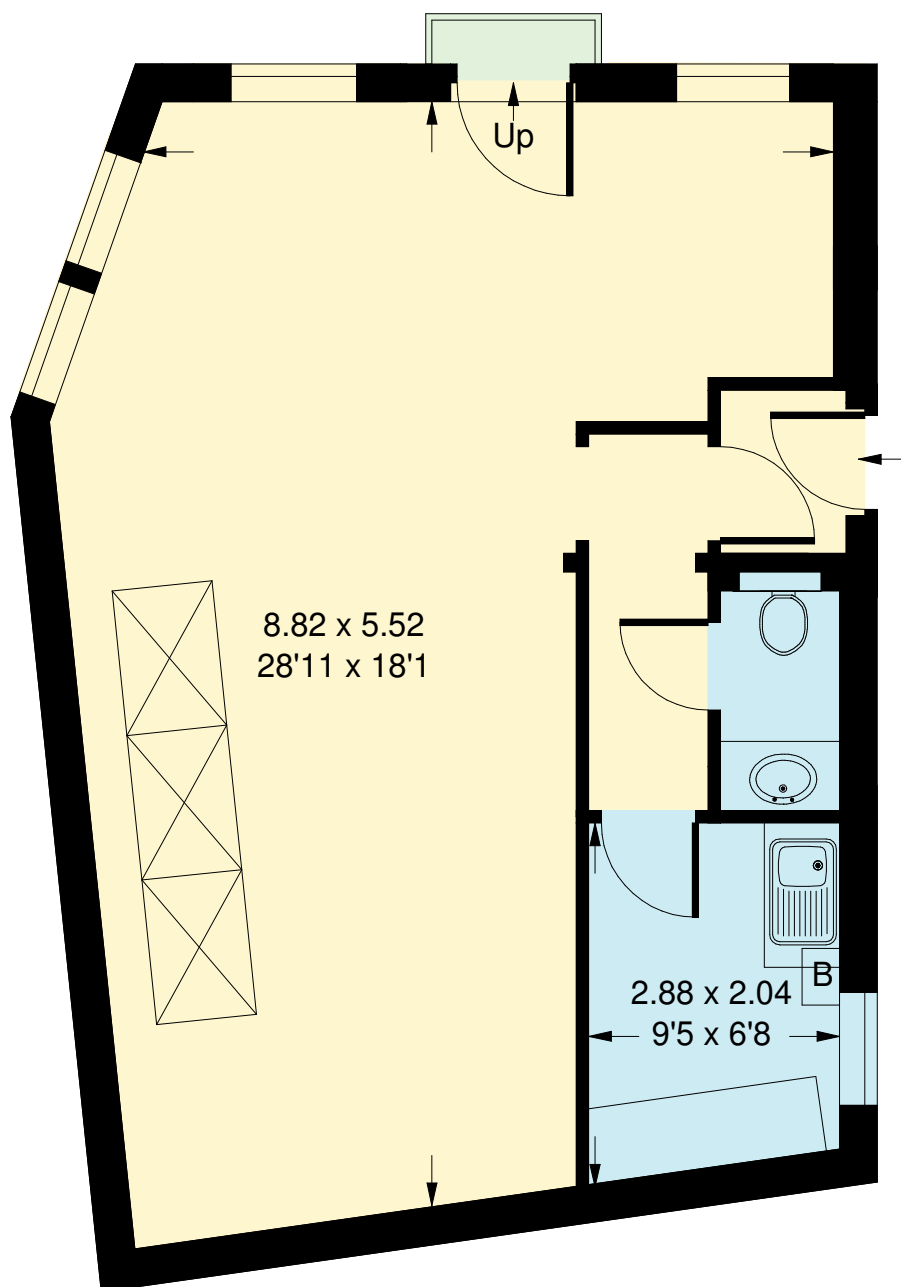
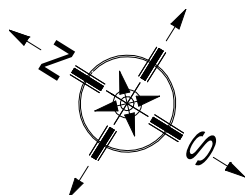
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Lancaster Road, W11

Approx. Gross Internal Area
52.3 sq m / 563 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.