



## 343 Latimer Road

North Kensington, London, W10 6RQ

**To Let – Shell & core premises – suitable for new business Class E (retail, offices, clinics, leisure etc.).**

**2,047 sq ft**  
(190.17 sq m)

- Warehouse-style situated in prime W10
- Newly constructed Ground Floor unit
- Excellent ceiling height
- Capped off services
- Flexible E class

# 343 Latimer Road, North Kensington, London, W10 6RQ

## Summary

<b>Available Size</b>	2,047 sq ft
<b>Rent</b>	£36.50 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

This outstanding space is superbly located at the newly constructed '343', a mixed use development created within a majestic warehouse-style building on Latimer Road that enjoys a combination of luxury residential apartments and this single, triple aspect commercial unit. The property is presented as shell and core ready for the an incoming tenants fit out. Arranged over the ground floor, the premises benefits from high ceilings (3.5metres), superb window frontage, and is set slightly back from the road allowing for excellent levels of seclusion within the space for the incoming occupier.

## Location

The premises are situated on the favoured, westerly side of Latimer Road, close to the junction with Oxford Gardens. Other local businesses include Designers Guild, Juergen Teller, Shane Connolly, Visual Data, Gumball 3000, Studio 13 (Damon Albarn) and The Playground Theatre Café & Bar. Public transport is accessed via Latimer Road tube station (Hammersmith & City line) and the immediate area enjoys an fantastic mix of residential apartments and houses with good local footfall and high levels of engagement within the community.

## Accommodation

The accommodation comprises the following areas:-

Name	Sq ft	Sq m	Availability
Ground - Ground Floor	2,047	190.17	Available
<b>Total</b>	<b>2,047</b>	<b>190.17</b>	

## Terms

RENT: £36.50 per sq ft.

TENURE: Leasehold.

RATEABLE VALUE: To Be Confirmed.

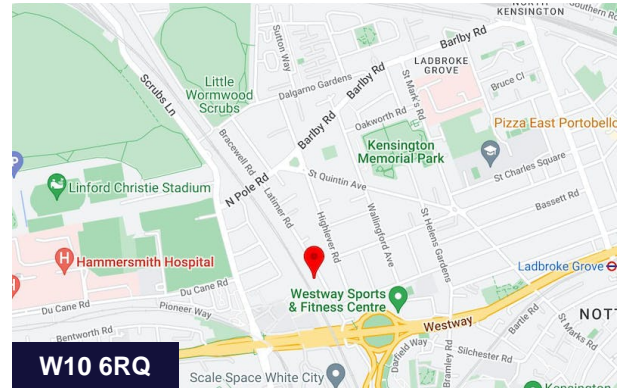
RETAIL PREMISES: USE CLASS E.

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea.

LEASE TERMS: A new FRI Lease granted outside the Landlord & Tenant Act 1954 for a minimum of 5 years.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Joint Agents Winkworth Commercial.



## Viewing & Further Information



**Chris Ryan**

020 7355 0285 | 07385 413368  
cryan@winkworth.co.uk



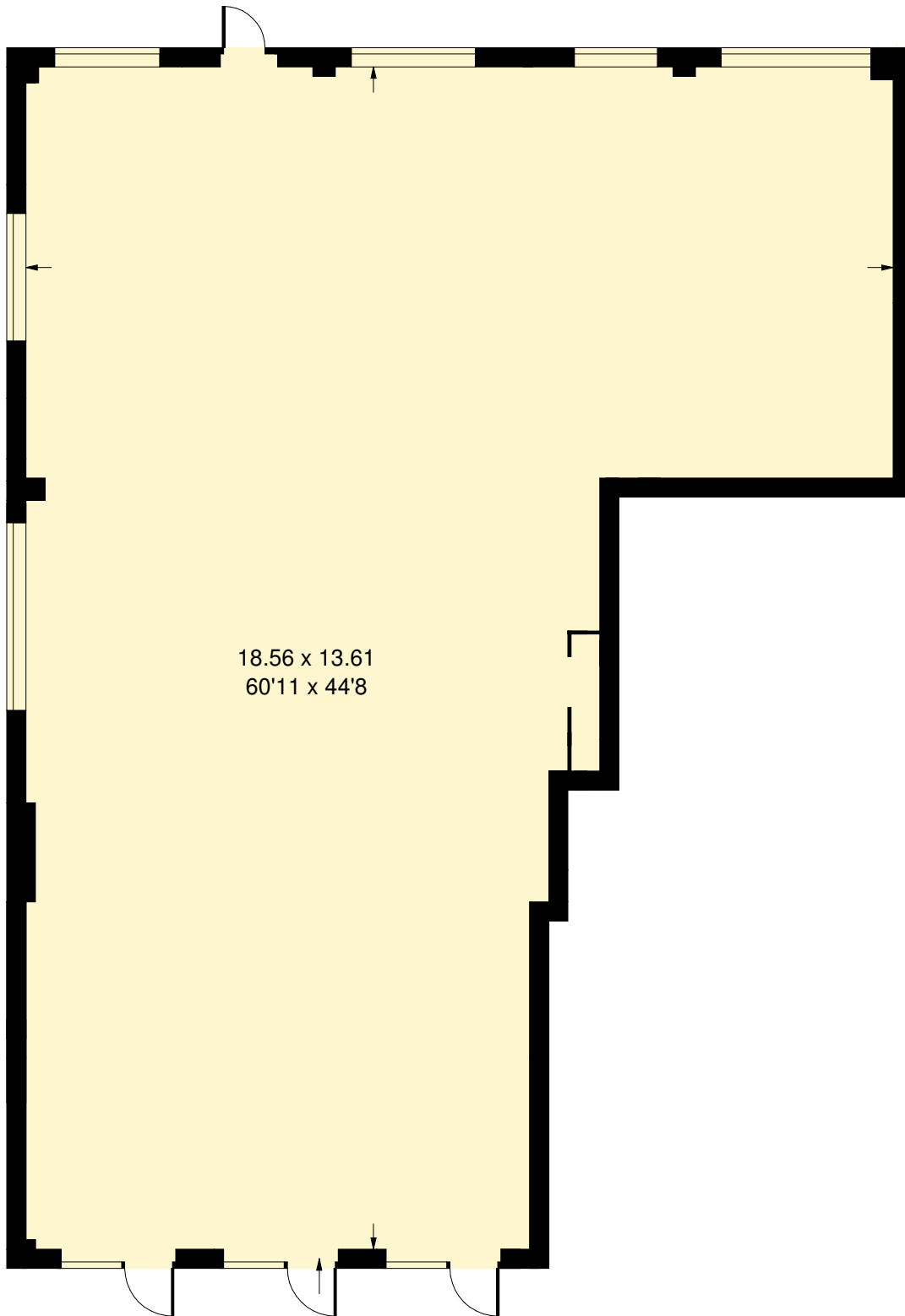
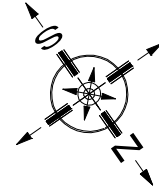
**Adam Stackhouse**

020 7355 0285 | 07889 510036  
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/01/2023

# Latimer Road, W10

Approx. Gross Internal Area  
190.2 sq m / 2047 sq ft



## Ground 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.