



## Unit 11

73 St Charles Square, Notting Hill, London, W10 6EJ

### **Outstanding D1 Class leasing opportunity in W10.**

**2,723 sq ft**  
(252.97 sq m)

- Secure gated development
- Rare D1 building with private gardens
- Flexible self-contained office spaces
- Superbly located
- Extensive local transport facilities



# Unit 11, 73 St Charles Square, Notting Hill, London, W10 6EJ

## Summary

<b>Available Size</b>	2,723 sq ft
<b>Rent</b>	£65,000 per annum
<b>Rates Payable</b>	£17,125.50 per annum
<b>Rateable Value</b>	£36,750
<b>EPC Rating</b>	C (64)

## Description

Number 73 St Charles Square is a secure gated complex comprising a range of flexible workspaces that was originally created by the resident landlord, The Catholic Children's Society, to further enhance its charitable offering to the community. Recently, several key spaces within the development have become available and we are now able to offer a selection of exciting office/educational-led spaces (Use Class E/D1) for immediate occupation.

The primary building, known as The Presbytery, is a detached two floor building of prominence, arranged across two floors with a number of useful classrooms, a kitchen area and self-contained washrooms, all presented in excellent decorative order. In addition to these bright and efficient spaces, there is a large private garden to the rear.

The commercial space also has the option to rent on-site parking at an additional cost and flexible lease terms are available for a minimum term of 3 years, to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

## Location

The property is situated in the southern side of St Charles Square, close to the junction with Chesterton Road with numerous bus routes serving the area and highly convenient Ladbroke Grove Station (Hammersmith & City/Circle Lines) located a short stroll away. This location is well served with amenities with the shopping districts of Golborne Road and Portobello Road being a short distance with Ladbroke Grove providing Pret, Café Nero and independent local eateries being towards the eastern corner of the square.

## Terms

RATEABLE VALUE: £36,750 per annum.

RATES PAYABLE: £17,125.50 per annum.

USE CLASS: Class D1.

LOCAL AUTHORITY: The Royal Borough of Kensington and Chelsea.

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

LEASE TERMS: A new FRI Lease granted outside the Landlord & Tenant Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

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

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



## Viewing & Further Information



**Chris Ryan**

020 7355 0285 | 07385 413368

[cryan@winkworth.co.uk](mailto:cryan@winkworth.co.uk)



**Adam Stackhouse**

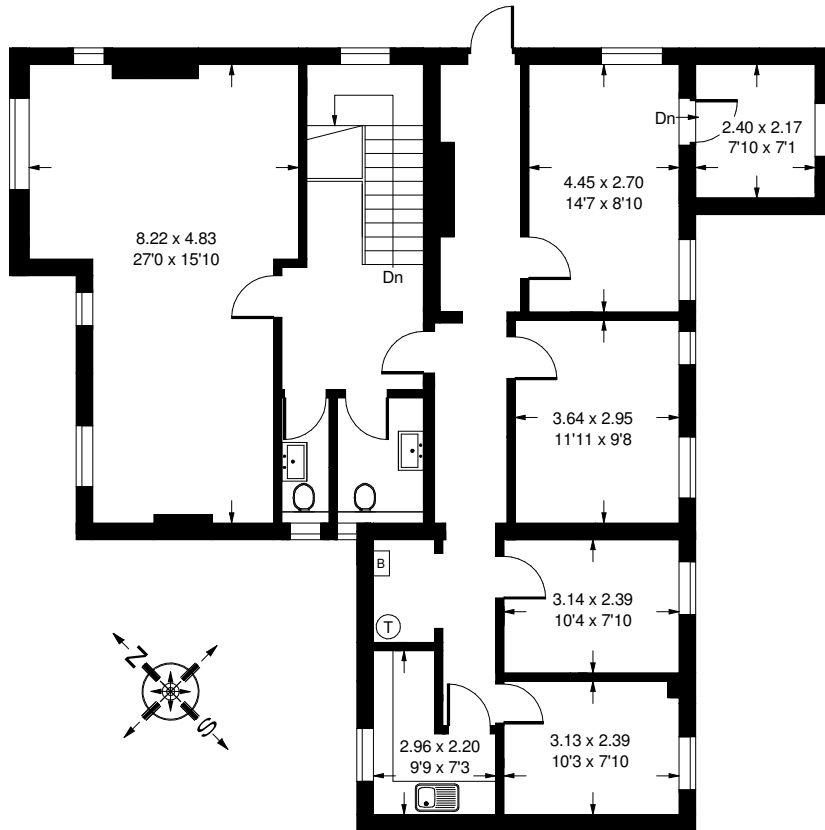
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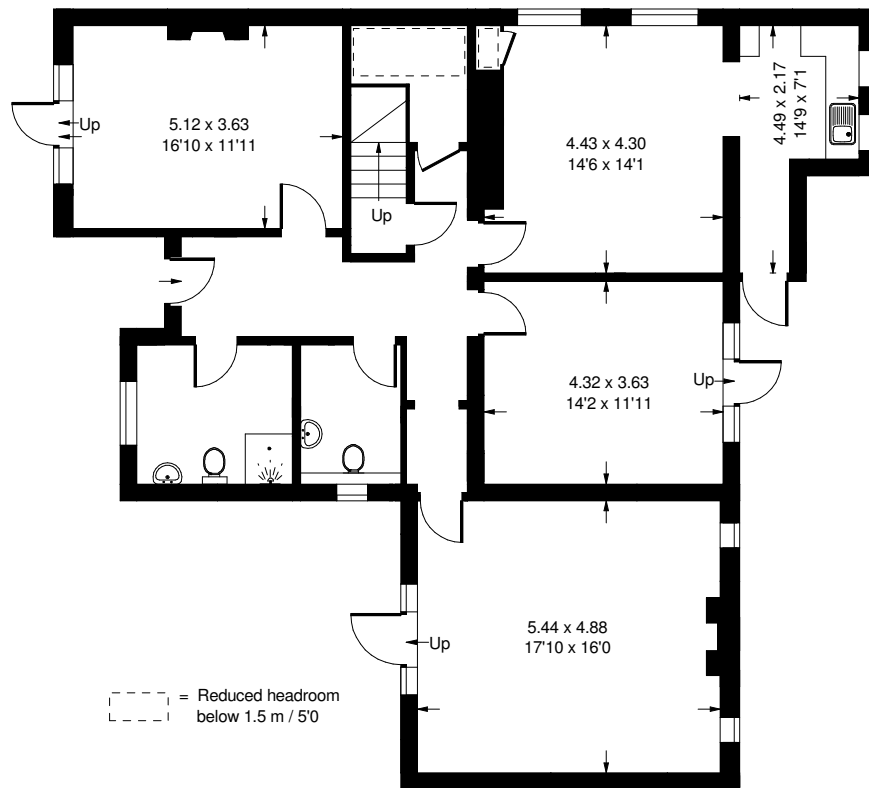
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# St. Charles Square, W10

Approx. Gross Internal Area  
253 sq m / 2723 sq ft



**Unit 11 - First Floor**



**Unit 11 - 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.