



## Sarm Music Village

101-109 Ladbroke Grove, Notting Hill, W11 1PG

**Rarely available - legendary recording studio coupled with offices for sale, in the creative hub of Notting Hill.**

**5,873 sq ft**  
(545.62 sq m)

- 5,873 sq.ft. of office space and recording studios
- Arranged across 5 separate buildings
- Full vacant possession within 20 months
- Current rent passing £269,000 per annum
- Potential to create additional residential (stp)
- Attractive capital value at just £733 p/sq/ft

# Sarm Music Village, 101-109 Ladbroke Grove, Notting Hill, London, W11 1PG

## Summary

<b>Available Size</b>	5,873 sq ft
<b>Price</b>	Offers in excess of £4,500,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	F (150)

## Description

Located in the heart of the creative mecca of Notting Hill, SARM Music Village is a legendary recording studios that have played host to some of the music industries most iconic names. Comprising c. 5,800 sq.ft. of commercial offices and recording rooms, SARM Music Village is the 'go to' studio for pop vocals in Europe. Established by Trevor Horn as a replacement for his studio of 30 years (SARM WEST), SMV caters to the needs of modern hit-makers. The building hosts 6 streamlined pop studios and houses vintage equipment that has been amassed by Horn over his career.

Additionally, there is a floor of state of the art office spaces currently leased to Universal providing a current passing rent of £269,000 per annum and an excellent courtyard area to the rear providing useful amenity space to the commercial tenants.

The Freehold to the property also comprises 21 residential apartments to the upper floors (all sold off on leases) with varying unexpired terms some of which may shortly be seeking extensions under the terms of the Leasehold Reform Act 1993.

There is scope for further re-development of the building at 'air-space' level which could provide further penthouse-style accommodation with far-reaching views, subject to securing the necessary consents.

## Location

The property spans 5 Freehold buildings along Ladbroke Grove within close proximity of the extensive retail and dining experiences of Portobello Road.

## Specification

The building comprises of the following approximate net internal areas:

### Floor/Unit

1st: 2,277 Sq. Ft. (211.54 Sq. M.)

Mezzanine: 765 Sq. Ft. (71.07 Sq. M.)

Ground: 2,831 Sq. Ft. (263.01 Sq. M.)

Total: 5,873 Sq. Ft. (545.62 Sq. M.)

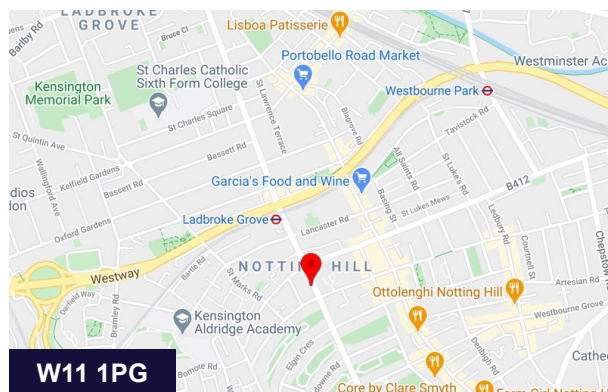
## Terms

Rates Payable: £15.85 Per Sq. Ft.

## Video

- Video Tour for Sarm Music Village -

<https://my.matterport.com/show/?m=grRE3wmrHkN>



## Viewing & Further Information



### Adam Stackhouse

020 7355 0285 | 07889 510036

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



### Tom Lewin

020 7355 0285 | 07783 250337

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

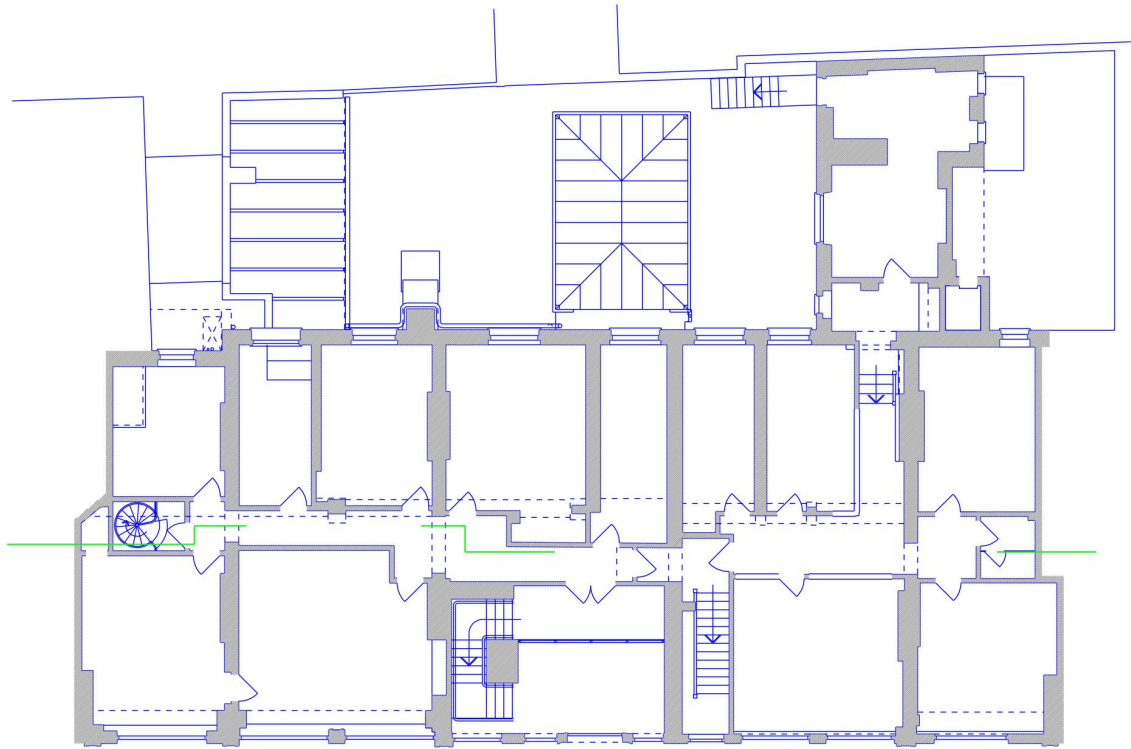
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained herein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as a 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 11/10/2021



Sarm Music Village, 101-109 Ladbroke Grove, Notting Hill, London, W11 1PG



# First Floor



# Ground Floor and Courtyard Office

