

**Very Attractive Third Floor Office Suite
With Very Good Natural Light, Wooden Floor and integral Kitchen area and its own
WC/Shower
To Let 475 sq. ft / 44.1 sq m**



**105a Westbourne Grove
London W2**

Location

The building is situated on the southern side of Westbourne Grove between Hereford Road and Monmouth Road. The amenities of Ledbury Road, Portobello Road and Queensway are all within walking distance as are Bayswater, Queensway and Notting Hill Gate Underground Stations.

Description

The premises comprise the third floor of an attractive mid-terrace building with separate access from the street to the upper floor offices. The third floor comprises an open plan office suite with integral kitchenette area as well as a separate bathroom with wc and shower, accessed via its own internal staircase. The offices are very well presented with a varnished wood floor and excellent natural light, providing a very pleasant working environment.

Accommodation

Third Floor Suite	475 sq. ft
Total	475 sq. ft

Amenities include:

- Entryphone System
- Varnished Wood floor
- Good ceiling height

- Good natural light
- Integral Kitchenette area
- Electric wall heaters
- Internal stairs to own bathroom with shower and WC

Tenure

Leasehold

Lease Terms

A new lease for a term by arrangement with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 pt. 2

Rent

£20,000 per annum exclusive

Rateable Value

£14,250 (Westminster City Council)

Rates Payable

£tba (April 2020-April 2021) – expected to be in the region of £7000.00, subject to confirmation

We strongly recommend you verify the above figures with the Westminster City Council Business Rates Dept

Service charge

TBA

Possession

Immediate upon completion of legal formalities

Legal Costs

Each party is to be responsible for their own legal costs

Viewing

Strictly by appointment through **Roger Painter & Co on 020 7368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.