

**Three Storey Self-Contained Office Building
Located in Exclusive Mews Location off Westbourne Grove
To Let
1712 sq ft (159 sq m)**



**10 Lambton Place
London W11**

Location:

Lambton Place has access from both Westbourne Grove and Ledbury Road and is a very attractive cobbled mews situated within a moment's walk of Notting Hill's best-known retail outlets and restaurants and within comfortable walking distance of Notting Hill Gate Underground Station (Central/Circle/District Lines).

Description:

The premises comprise a mid-terrace, three storey office building arranged over ground to second floors, situated next door to the well-known Lambton Place Health Club.

Accommodation:

Ground Floor	576 sq ft
First Floor	643 sq ft
Second Floor	493 sq ft
Total	1712 sq (net) 159 sq m

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.

Amenities Include:

- *Ground floor meeting room
- *Ground floor male & female WC's
- *Fitted Kitchen
- *Entrance lobby
- *First floor open plan office with good natural light
- *First floor WC and shower
- *Air-conditioning
- *Second floor open plan office with good natural light
- *Gas Central Heating

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: £85,000 per annum exclusive

Rateable Value:

£81,000 (RBKC)

Rates Payable:

£43,092 for the year April 2020 - April 2021

We strongly recommend that you verify the above figures with the Business Rates Department of the RBKC

EPC (energy performance certificate): A valid EPC is available for inspection upon request.

Legal Costs:

Each party is to bear their own legal costs

Possession:

Full vacant possession immediate upon completion of legal formalities

Viewing:

Strictly by appointment with the sole agent: **Roger Painter & Co**

Vicarage House

58-60 Kensington Church Street

London

W8 4DB

Tel: 0207 368 3336

info@rogerpainter.com

