TO LET

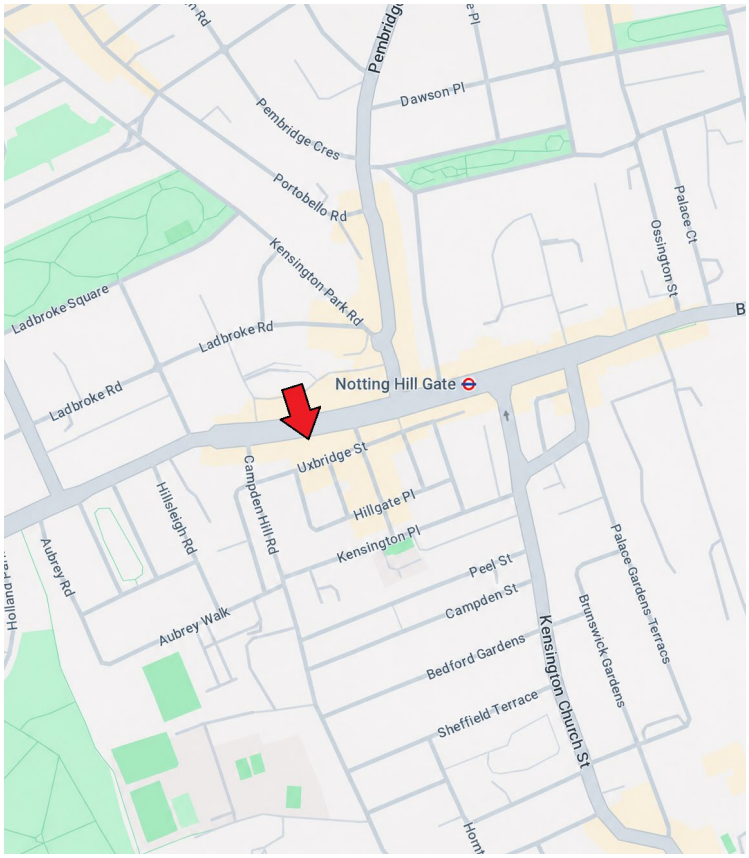
REFURBISHED OFFICE SUITES NOTTING HILL GATE

GRAHAM SIBBALD



121 Notting Hill Gate,
London
W11 3LB

- Refurbished office suites
- Prime Notting Hill Gate location
- Available fully furnished
- Demised W.C's
- Tea point on each floor
- Excellent transport links



LOCATION

The subject property is prominently positioned in the heart of Notting Hill, within a minutes' walk of Notting Hill Gate Underground Station providing Central, Circle & District Line services across London. There is a strong mix of local amenities including gyms, cafes, bars and restaurants.

DESCRIPTION

The property comprises self-contained office suites on first and second floors. Both available floors are undergoing extensive refurbishment and will provide furnished office space with demised W.C's and a tea point on each floor.

The units would suit a number of occupiers looking for well presented office space in a Prime Notting Hill Gate location. The property benefits from mains electricity, water and drainage.



ACCOMMODATION

The accommodation comprises of the following:

Floor	Condition	Sq. Ft	Rent (sq. ft)	Rates Payable (sq. ft)	Service Charge (sq.ft)	Total/ sq. ft	Total per annum	Total PCM
First	Fully furnished CAT A+	421	£67.50	£19.23	TBC	£86.73	£36,515	£3,043
Second	Furnished CAT A	421	£55	£19.23	TBC	£74.23	£31,250	£2,605

RATEABLE VALUE

Each floor has a current rateable value of £18,750. Applying the 2026/27 small business rates multiplier 43.2p, the rates payable is £8,100 per annum.

TENURE

A new lease is available direct from the Landlord on terms to be agreed.

EPC

Available upon request.

LEGAL COSTS

Each party is to bear their own legal costs incurred in connection with this transaction.

VAT

The property is VAT elected at present, all costs are exclusive of VAT.





To arrange a viewing please contact:

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Images are indicative CGI generated of the proposed finished works and the final product may vary.
6. Date Published: November 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.