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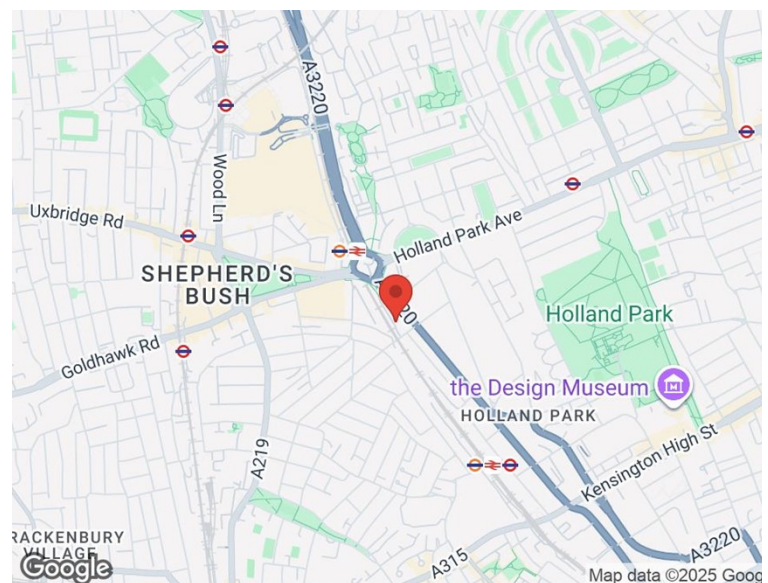
3 Hansard Mews, London, W14 8BJ

A GROUND FLOOR MEWS OFFICE / STUDIO CLOSE TO THE WESTFIELD W12 LEISURE COMPLEX

TO LET

Area: 673.00 FT² (62.52M²) Rent: £20,000 per annum, exclusive

- Attractive mews building
- Dual entrance
- x2 Office / studio suites
- Kitchen & shower room with W/C
- Good natural light
- Freshly decorated with wood floors
- Recessed LED spot lights
- Air conditioning





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LOCATION:

The premises are situated on the easterly side of Hansard Mews, in between the junctions of Holland Road and Lower Addison Gardens. The immediate area is primarily residential and within a short walk from the Westfield Leisure Complex and the BBC Wood Lane business hub. Other local businesses include, Hansard Studio, Andrew Ohl Associates London Limited, Prestige Apartment Services and Donnington Limited (cleaning services). Local shops and restaurants are close by on Shepherd's Bush Green and on Kensington High Street, whilst leisure facilities are found in Holland Park. Public transport is accessed via Shepherd's Bush Green (Overland Rail, Central line and Bus Station) and Shepherd's Bush Market (Circle and Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A mews office / studio occupying the ground floor of a single storey, white painted brick, Victorian Mews building. The office is accessed direct from the cobbled mews via two glazed panel double doors, which flank private access to the residential upper parts (not included). The office / studio area is arranged with 2 open plan areas, wrapping around the upper parts staircase and fitted with storage cupboards. To the rear is a kitchen, shower room and W/C and 2 storage rooms. The suite is freshly decorated with engineered wood floors and fitted with recessed LED spot lights and air conditioning.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	673.00	62.52
TOTAL	673.00FT²	62.52M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £20,000.00

SERVICE CHARGE: TBC

RATES:

Rateable Value: £21,250 per annum
Rates Payable: £10,603.75 per annum

NB: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea on 0207 361 2828.

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

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT

EPC: Available upon request.

CONTACT:

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