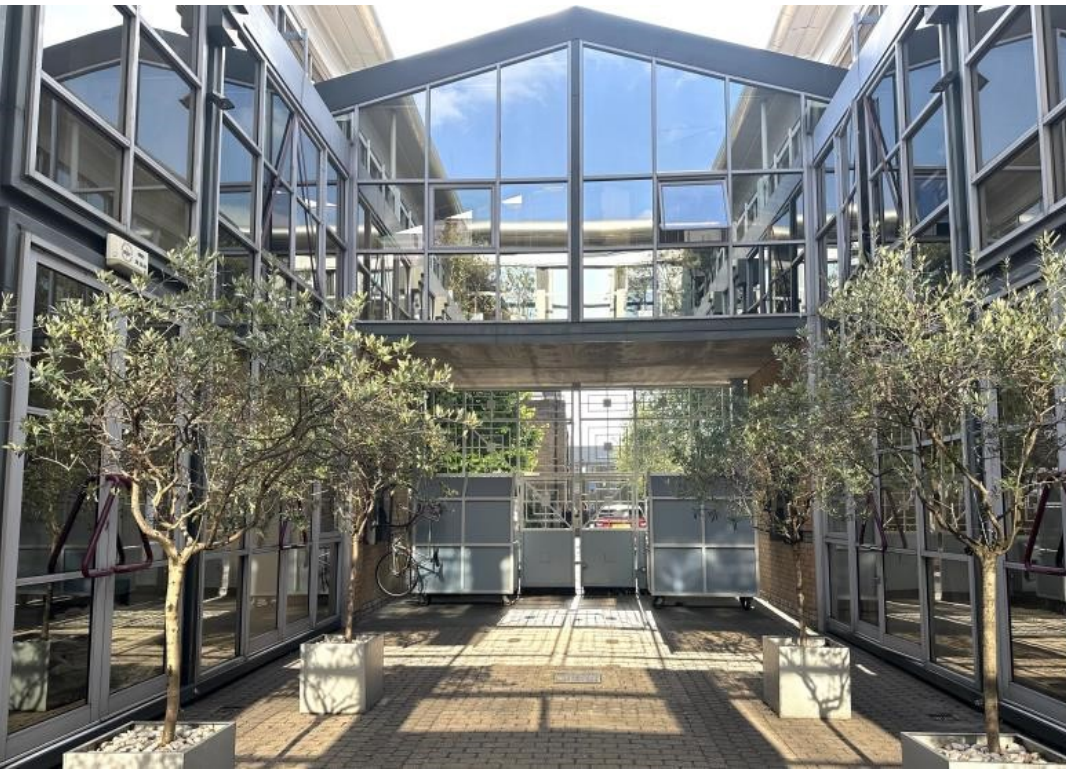


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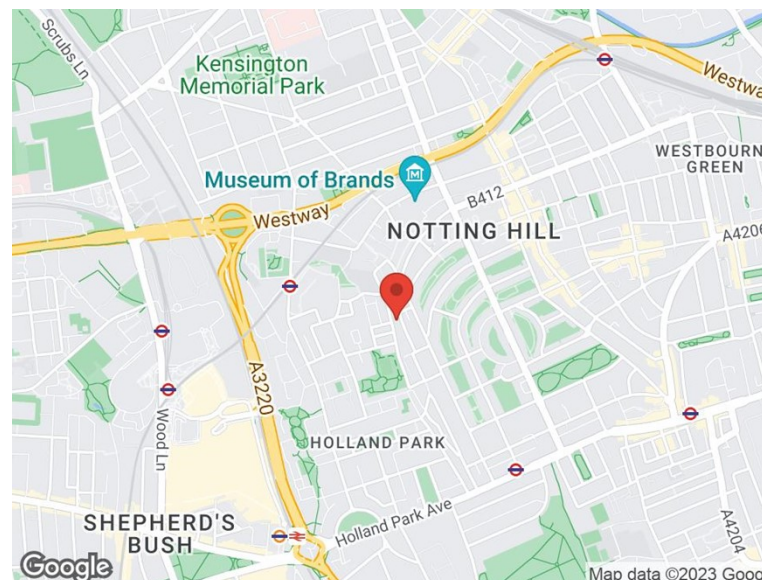
Unit 1 Walmer Courtyard 225-227 Walmer Road, London, W11 4EY

A GROUND FLOOR STUDIO / OFFICE WITHIN A SECURE GATED COMPLEX

TO LET

Area: 443.00 FT² (41.16M²) Rent: £24,000 per annum, exclusive of VAT

- Double doors onto Walmer Road
- Good natural light & ceiling height
- Refinished hardwood flooring
- White box finish
- Kitchenette
- Shower & W/C
- Pendant lighting
- Private gated courtyard & bike store





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LOCATION:

The premises are located within a terrace of mixed-use buildings on the east side of Walmer Road, directly opposite the junction with Runcorn Place. The surrounding area is home to a variety of occupiers including PFP Architects, Rugby Portobello Trust, Tarka London, WT Global Network, SBA Group, Kensington Karate Club, Spa Experience Kensington, Kensington Leisure Centre, Aninna Clothing, Summerill & Bishop, Temple Gallery, Suzy Hoodless Studio, Piano Nobile, and Julie's Restaurant.

A wide range of further shops, cafés, and restaurants are situated nearby on Ladbroke Grove and Portobello Road. Excellent public transport links are available via St. Ann's Road and Ladbroke Grove (buses), with underground access at Latimer Road (Hammersmith & City line) and Ladbroke Grove (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A recently renovated office suite occupying the ground floor of an early 20th Century fair faced brickwork and glazed, mixed-use building, with a pitched roof and gated central courtyard. The premises are accessed either direct from Walmer Road via floor to ceiling double doors or from a private gated courtyard. The entrances lead to an open plan office / studio / workshop area (drive in access possible) with good ceiling height. The premises has recently been refurbished and redecorated with white painted brick walls and polished Teak floors, also fitted with a new kitchen. To the rear of the unit is a tiled shower room and W/C.

Ideal for the creative industries, Architects, Interior Designers, Fashion Trade, Photography, Media, Film and Podcast productions. The space is also suited to Therapist Consultations, Pilates, Yoga and Wellness and Personal Training.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor Studio	443.00	41.16
TOTAL	443.00FT²	41.16M²

FLOOR PLAN:

LEASE TERMS:

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

No rent free period offered.

RENT: £24,000.00

SERVICE CHARGE: On application.

RATES:

Rateable Value: £13,000 per annum
Rates Payable: £6,487 per annum

NB - We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department 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.

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