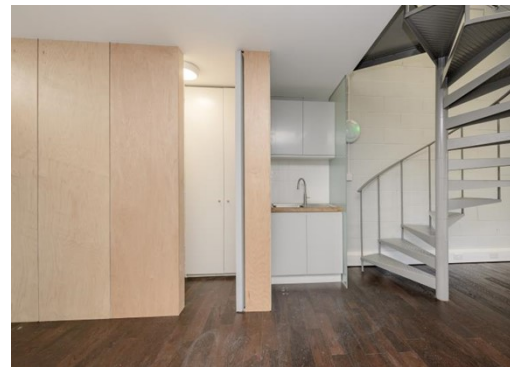
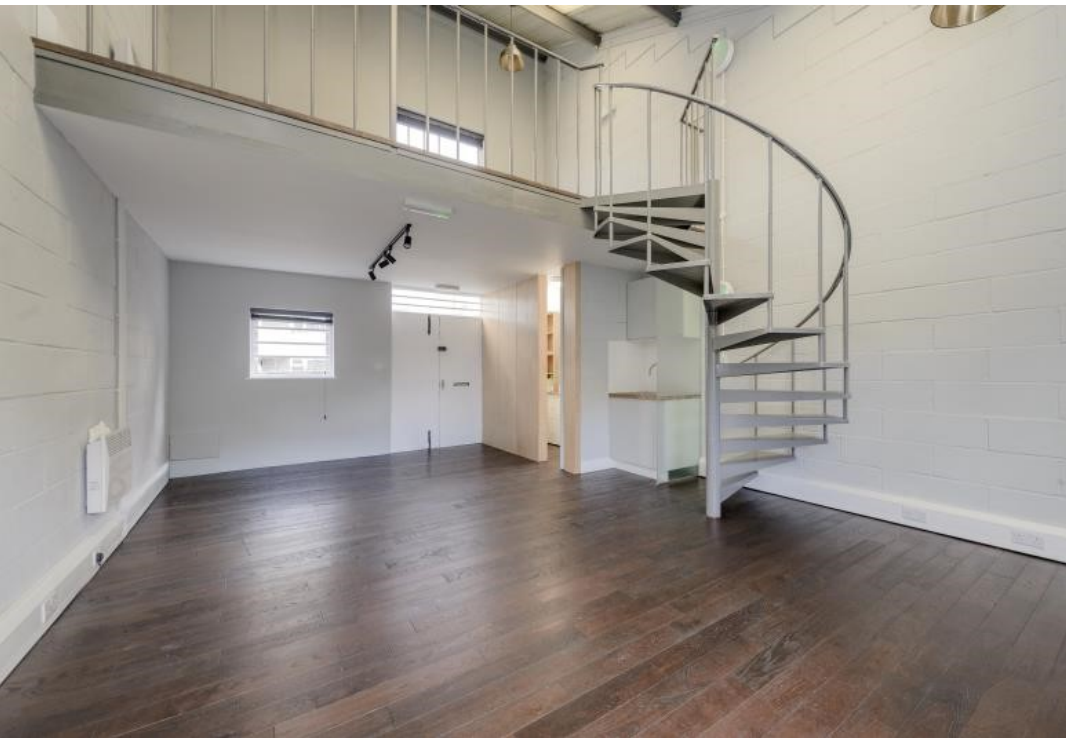


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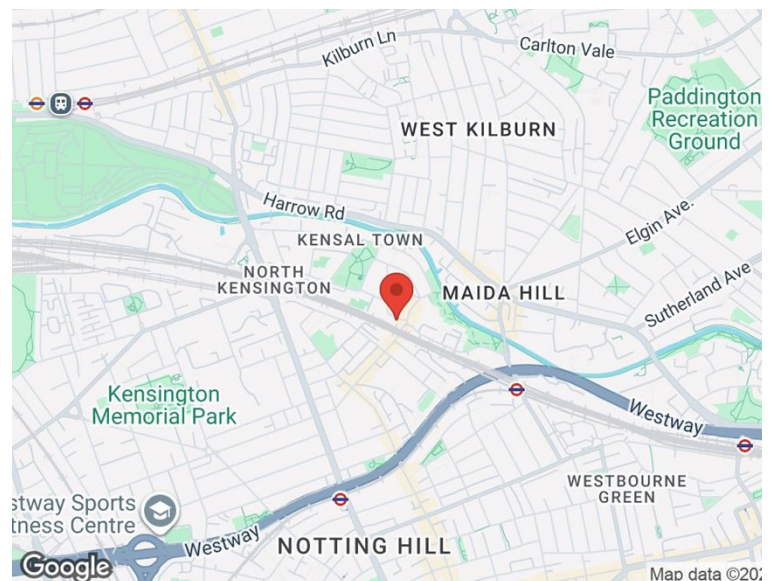
## 4 Southam Street, London, W10 5PP

A STUDIO / OFFICE PREMISES OFF THE GOLBORNE ROAD

### TO LET

**Area: 620.00 FT<sup>2</sup> (57.60M<sup>2</sup>) | Rent: £29,500 per annum, exclusive |**

- Newly refurbished
- Good natural light
- Double height ceilings
- Concrete floor and block walls
- Kitchenette & W/C
- Pendent lighting
- Hot water boiler





## 4 Southam Street, London, W10 5PP

### LOCATION:

The premises are situated in a parade of purpose built studio units on the southerly side of Southam Street, in between the junctions with Adair Road and Golborne Road. Other local businesses include Sister Jane, Helena Gavshon Design for Textiles, Sharp & Flask, Dillons Chemist, Of The Bea, The Store, Alice Palmer & Co, Taylor Morris London, Le Labo, Falafel King, Klear Labs, Caia, Maramia Cafe, Lisboa Patisserie, De Nadas Empanadas, Pannelle London Sicilian Street Food and Strakers (Modern European). Public transport is accessed via Westbourne Park tube station (Hammersmith & City line).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

A late 20th Century purpose built block of studio units, brick and block construction with a corrugated composite roof. The unit is accessed direct from Southam Street via a raised ground floor, which leads to a part double height, open plan studio / office area, with a slabbed concrete floor and white painted block walls. To the front of the premises are a kitchenette and W/C, with a mezzanine level above that extends to approximately half the depth of the unit. The premises has good natural light from the front and a large rear window. The unit is fitted with a hot water boiler, pendent lighting and has been newly refurbished.

### FLOOR AREA:

| FLOOR               | AREA FT <sup>2</sup>        | AREA M <sup>2</sup>       |
|---------------------|-----------------------------|---------------------------|
| Raised Ground Floor | 418.00                      | 38.83                     |
| Mezzanine Level     | 202.00                      | 18.77                     |
| <b>TOTAL</b>        | <b>620.00FT<sup>2</sup></b> | <b>57.60M<sup>2</sup></b> |

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

A new FRI Lease to be granted outside the Landlord & Tenant Act 1954 for a term of up to 3 years, rolling.

**RENT:** £29,500.00

**SERVICE CHARGE:** £2,500 per annum

### RATES:

Rateable Value £23,250 per annum  
Rates Payable £11,601.75 per annum

NB - We strongly advise 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:** The premises are elected for VAT

**EPC:** Available upon request.

### CONTACT:

**Justin Knight MRICS**  
**Knight Commercial London**  
07772 874 444  
justin@knightcommerciallondon.co.uk

**Chris Nowlan**  
**Knight Commercial London**  
07881 901 323  
chris@knightcommerciallondon.co.uk