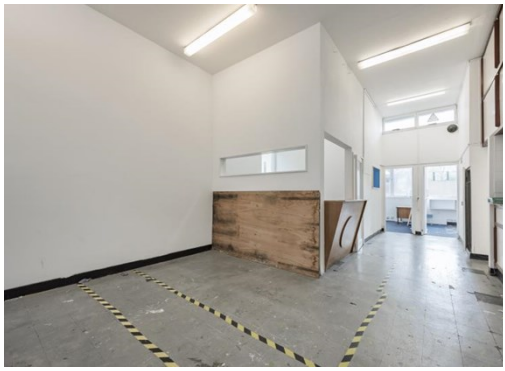






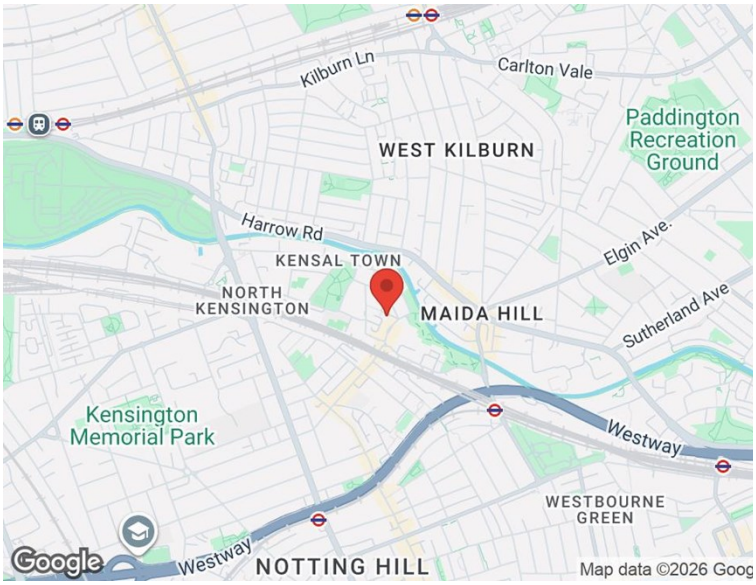
7 Golborne Road, London, W10 5NY

A GROUND FLOOR STUDIO / OFFICE SITUATED UNDER ICONIC TRELLICK TOWER

TO LET

Area: 853.00 FT² (79.25M²) Rent: £19,000 per annum, exclusive of VAT

- Good ceiling height
- Bright easterly aspects to the rear
- Carpeted concrete floor
- Multiple water and waste stubs
- x2 W/C's



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LOCATION:

The premises are situated in a parade of shops at the base of Trellick Tower, on the easterly side of Golborne Road, in between the junctions with Southam Street and Hazelwood Crescent. The immediate area comprises a mixed of predominately mid to late 20th Century commercial premises and residential flats. Local businesses include, Dillons Chemist, Vintage Clothing, Costcutter, Panella (Sicilian Street Food), Sharp & Flask Barbers, Caia (Modern European), Maramia (Middle Eastern), Lisboa Patisserie, De Nadas Empanadas, Ache (Modern European), Nushka (Fabrics), Fez, Les Couilles Du Chien, Calluna (florist), Arte House, Reviva Collection, Susan Osbourne (Interior Design), Alice Palmer & Co, Trove, The Store, Le Labo, Klear Labs, Strakers (Modern European), Golborne Deli, Flying Horse Coffee, The Fat Badger and Canteen (Italian). Public transport is accessed via Ladbroke Grove (buses), Ladbroke Grove Station (Hammersmith & City line) and Westbourne Park Station (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A ground floor studio / office (Use Class E) at the end of a parade of shops and cafes, situated under the iconic Brutalist, Trellick Tower. The part glazed frontage leads to an entrance lobby and hall extending to accommodate 2 W/Cs. Off the lobby is a studio room / open plan office, currently fitted with a reception desk and kitchenette. To the rear are 2 further studio rooms / private offices, one with a walk-in storeroom.

The premises are ideal for use as an artists or potters studio; workshop; PT, yoga or Pilates studios. Alternatively in their current configuration the unit also lends itself to various wellness treatments.

FLOOR AREA:

FLOOR	AREA FT²	AREA M²
Ground Floor	853.00	79.25
TOTAL	**853.00FT²**	**79.25M²**

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: £19,000.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £22,750 per annum
Rates Payable: £9,828 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.

CONTACT:

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