



99c

TALBOT ROAD

NOTTING HILL W11 2AT

TO LET

Loft style office

5,689 sq ft

528 sq m

LOCATION

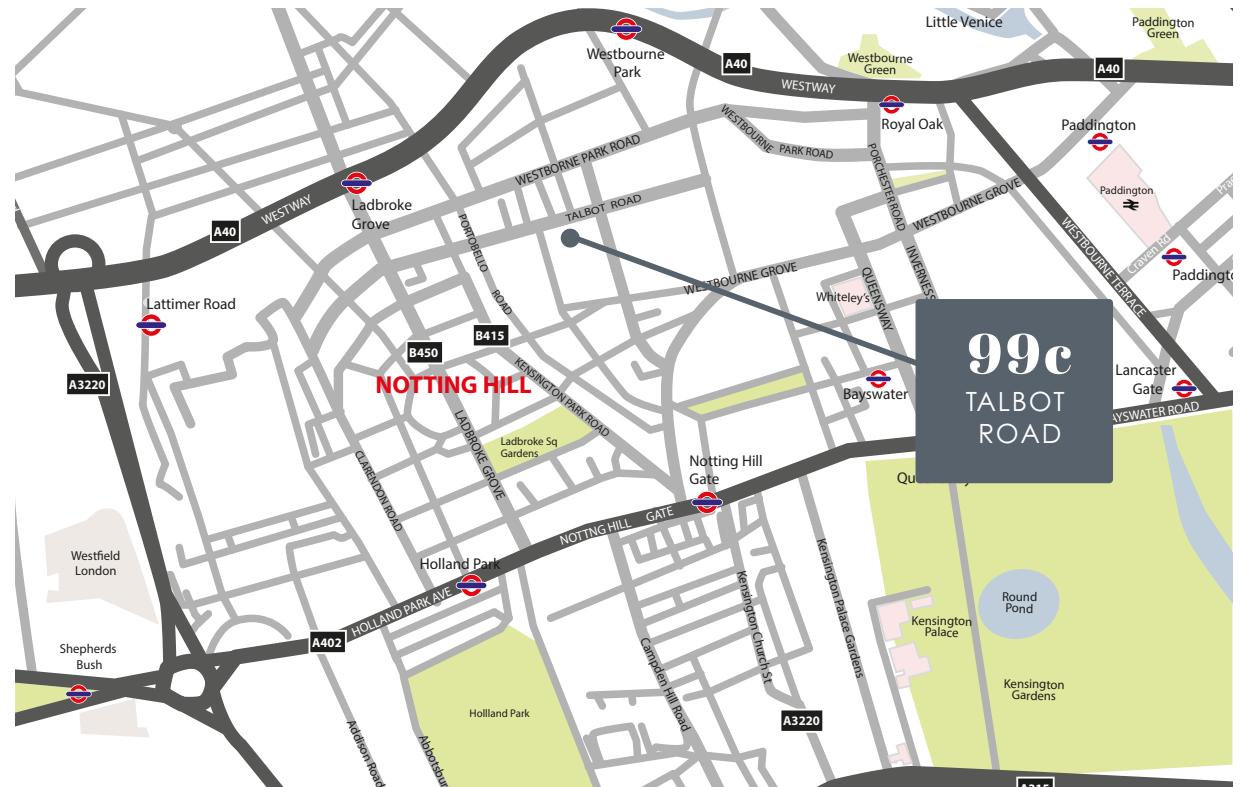
Situated just north of Westbourne Grove in this sought after part of Notting Hill in west London. The area is the home to London's leading fashion and creative businesses.

TRANSPORT

WESTBOURNE PARK Underground station
(Circle and Hammersmith & City Lines)
is 6 minutes' walk to the north

NOTTING HILL Underground station
(Central, Circle and District Lines)
is 9 minutes' walk to the south.

The A4/M4 for central London, the M25 and the west is just north of the property.



GALLERY

CLICK TO VIEW

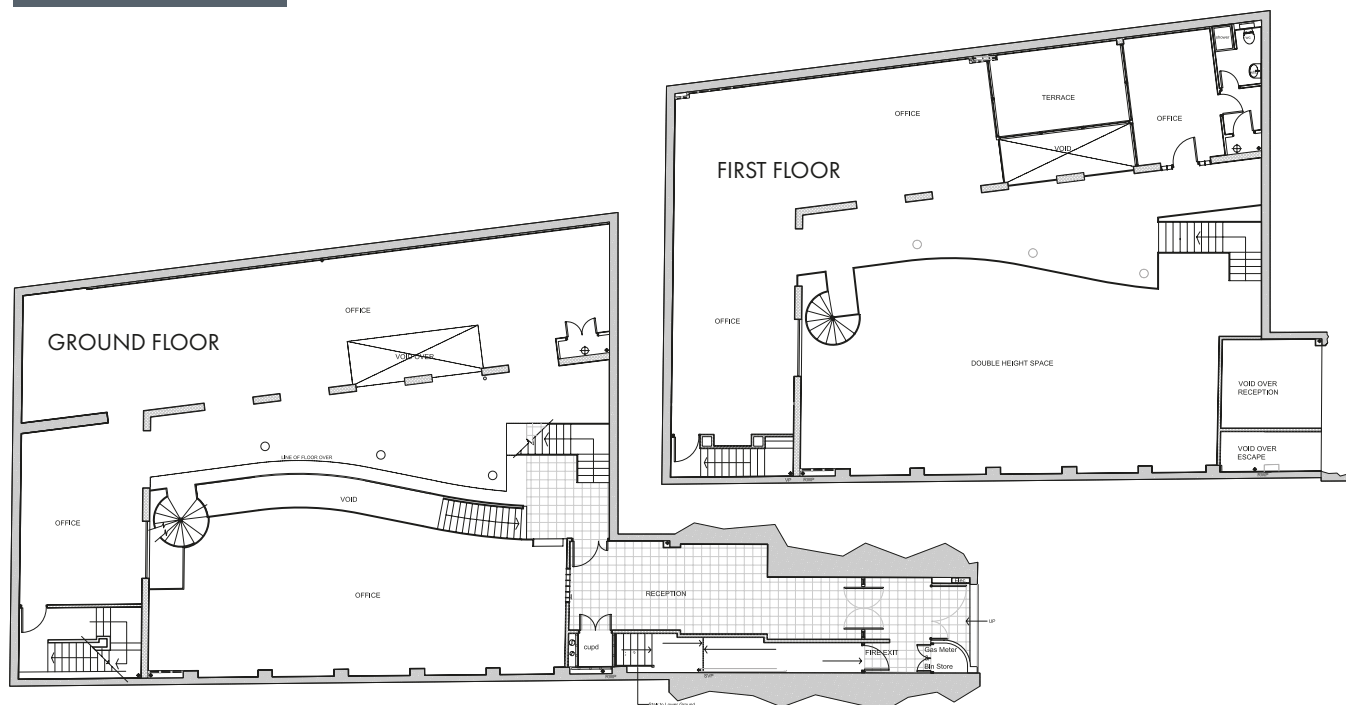


Matterport™



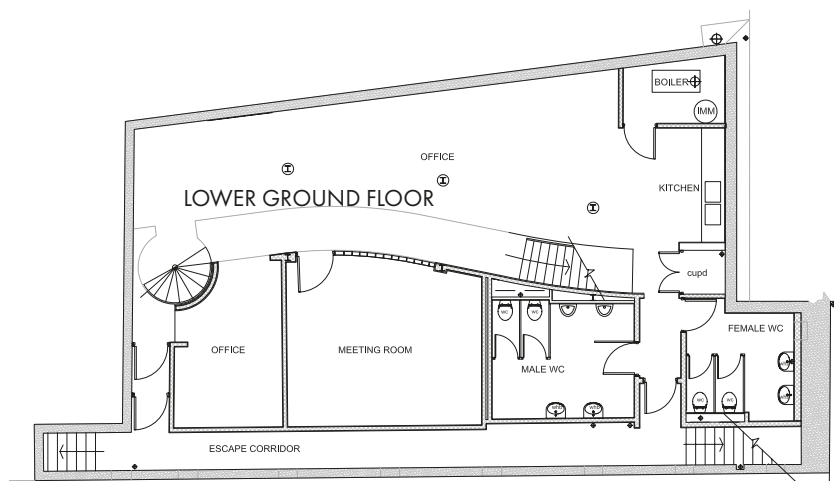
SPACE

FLOOR	SIZE SQ FT	SIZE SQ M
First	1,539	142.97
Ground	3,074	285.58
Lower Ground	1,076	99.96
TOTAL	5,689	528.52



AMENITIES

- ready to occupy
- open plan
- excellent natural light
- mezzanine floor
- exposed services
- pendant lighting
- wood flooring throughout
- raised flooring
- roof terrace
- part furnished
- skylights
- air-conditioned



Originally a Victorian mews behind the properties on Talbot Road, it was converted to a garage and then to a recording studio in the 1970/80s. The building was then acquired by an architect and refurbished for their own occupation. Recent occupiers include V2 Music and Pepe Jeans. The offices are to be offered reinstated to their original specification in full repair and good condition throughout following the existing lease expiry.

CONTACTS & COSTS

ACCOMMODATION

5,689 sq ft (528 sq m).

RENT

£250,000 per annum (£43.94 per sq ft).

TERMS

Available on a new lease, terms to be agreed.

SERVICE CHARGE

The building is self-contained and no service charge is applicable.

RATES

£94,208 per annum (£16.56 per sq ft) approximately to be confirmed through local authority.

CONTACTS

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