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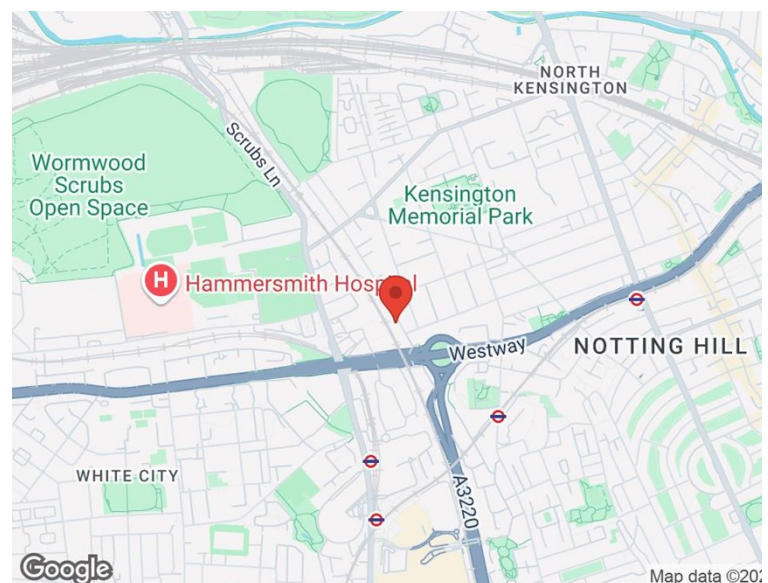
## 329 - 333 Latimer Road, London, W10 6RA

INVESTMENT OPPORTUNITY - A GATED OFFICE COMPLEX IN NORTH KENSINGTON

### FOR SALE

Area: 6,942.00 FT<sup>2</sup> (644.93M<sup>2</sup>) | Guide Price: £3,500,000 subject to contract |

- Contemporary design
- Gated office complex
- Excellent natural light
- x6 office suites
- Secure parking for x6 cars
- Hard standing parking for x4 cars
- CAT 5
- Potential to extend / develop STPP





## 329 - 333 Latimer Road, London, W10 6RA

### LOCATION:

The office block is situated on the westerly side of Latimer Road, in between the junctions with Oxford Gardens and Latimer Place. Other local businesses include Gumball 3000, Ricall Music Supervision, The Playground Theatre, Shoot Studio, Lister Glass, John Goslett Bathrooms, FPS Flooring, City Electrical Factors Ltd, Imm Thai Café, Tesco Express and the Westway Shopping Centre. Public transport is accessed via Latimer Road tube Station (Hammersmith & City line) approx. 500m as the crow flies.

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

### DESCRIPTION:

A three storey, modern office block (late 20th Century), of yellow brick and glass construction with a part-pitched part flat roof, comprising 6 office suites. Beyond double, remote controlled gates the office block wraps around a central courtyard with parking for up to 6 cars. To the rear of the block are 2 ground floor office suites, each with two open-plan office areas, benefiting from a kitchenette, two W/C's and one with a storeroom. Opposing staircases on either side of the courtyard provide access to the upper floors. 2 offices on the 1st floor with reflecting floor plates are fully glazed, overlooking the courtyard and facing easterly.

The offices are split level and open plan, each with a kitchenette, two W/C's and one with a private office. The 2nd & 3rd floors are arranged with 2 further split-level offices. The 2nd floor areas are open plan, each fitted with a kitchenette, two W/C's and the right-hand suite benefits from 2 private offices. The 3rd part floors comprise a mezzanine level office to the front and another to the rear of the premises accessed by a spiral staircase.

The decor is neutral throughout with hardwood flooring, dropped ceilings, recessed lighting and CAT 5.

### FLOOR AREA:

| FLOOR            | AREA FT <sup>2</sup>          | AREA M <sup>2</sup>        |
|------------------|-------------------------------|----------------------------|
| Ground Floor     | 1,400.00                      | 130.06                     |
| 1st Floor        | 2,240.00                      | 208.10                     |
| 2nd & 3rd Floors | 3,302.00                      | 306.77                     |
| <b>TOTAL</b>     | <b>6,942.00FT<sup>2</sup></b> | <b>644.93M<sup>2</sup></b> |

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

### SALE TERMS:

The office block is to be sold part occupied, commercial FRI Leases available for review on application.

There is potential to either extend the existing structure or demolish and re-build over a greater proportion of the site footprint and extend to 5 / 6 storeys, STPP, precedent set on the street.

**PRICE:** £3,500,000.00

**RATES:** On application.

**SERVICE CHARGE:** On application.

**POSSESSION:** Part vacant, part let.

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

**VAT:** The premises is not elected for VAT.

**EPC:** Available upon request.

### CONTACT:

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SMART



MOVES

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