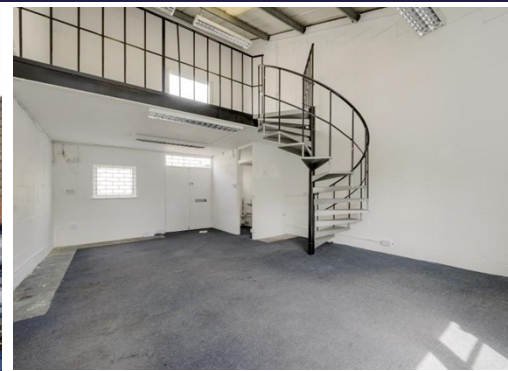


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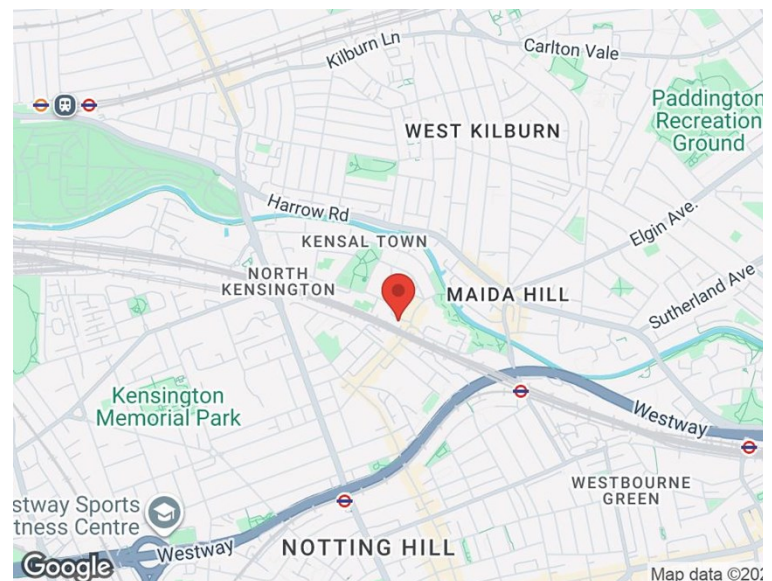
8 Southam Street, London, W10 5PH

A SELF CONTAINED SPLIT LEVEL STUDIO / WORKSHOP OFF GOLBORNE ROAD

TO LET

Area: 622.00 FT² (57.79M²) Rent: £26,500 per annum, exclusive of VAT, inclusive of Service Charges

- 24 / 7 access
- High ceilings
- Open plan studio
- Mezzanine level
- W/C
- Concrete floors
- Strip lighting





8 Southam Street, London, W10 5PH

LOCATION:

The premises are situated in a parade of purpose built light industrial units on the southerly side of Southam Street, in between the junctions with Adair Road and Golborne Road. Other local businesses include Sister Jane, June in March, Trellick Lounge, Dillons Chemist, Cost Cutter, Sharp & Flask, Pannelle London Sicilian Street Food, Caia, Lisboa Papelaria & Retrosaria, Maramia Café, De Nadas, Empanadas, Falafal King, Straker's (Modern European) and Ache (Modern European). Public transport is accessed via Westbourne Park tube station (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A self-contained premises c.1980's, of brick and block construction, with a pitched composite roof punctuated by sky lights. The premises are accessed by 4 steps rising to an open plan area and W/C to the front of the unit. Spiral stairs lead to a half level mezzanine. The finish is white box with carpeted concrete floors and strip lighting.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	420.00	39.02
Mezzanine	202.00	18.77
TOTAL	622.00FT²	57.79M²

FLOOR PLAN: [Click Here](#)

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term of up to 5 years.

RENT: £26,500.00

SERVICE CHARGE: Inclusive of Rent.

RATES:

Rateable Value: £TBC
Rates Payable: £TBC

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.

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