



frost
meadowcroft

Character offices in a gated courtyard

LATIMER PLACE
London, W10 6QT

For Sale or To Let
Guide Price £7,000,000

EXEC SUMMARY

- First time on the market for 25 years
- Secluded, character, gated scheme in North Kensington
- 13,468 sq ft NIA in three self-contained buildings
- On site parking
- Open Courtyard
- On Site kitchen/cafe



MODERN OFFICE SPACES



OPEN PLAN OFFICES



PRIVATE OFFICES



WORKSHOPS



OUTDOOR SPACE



NATURAL LIGHT/OPEN PLAN LAYOUT

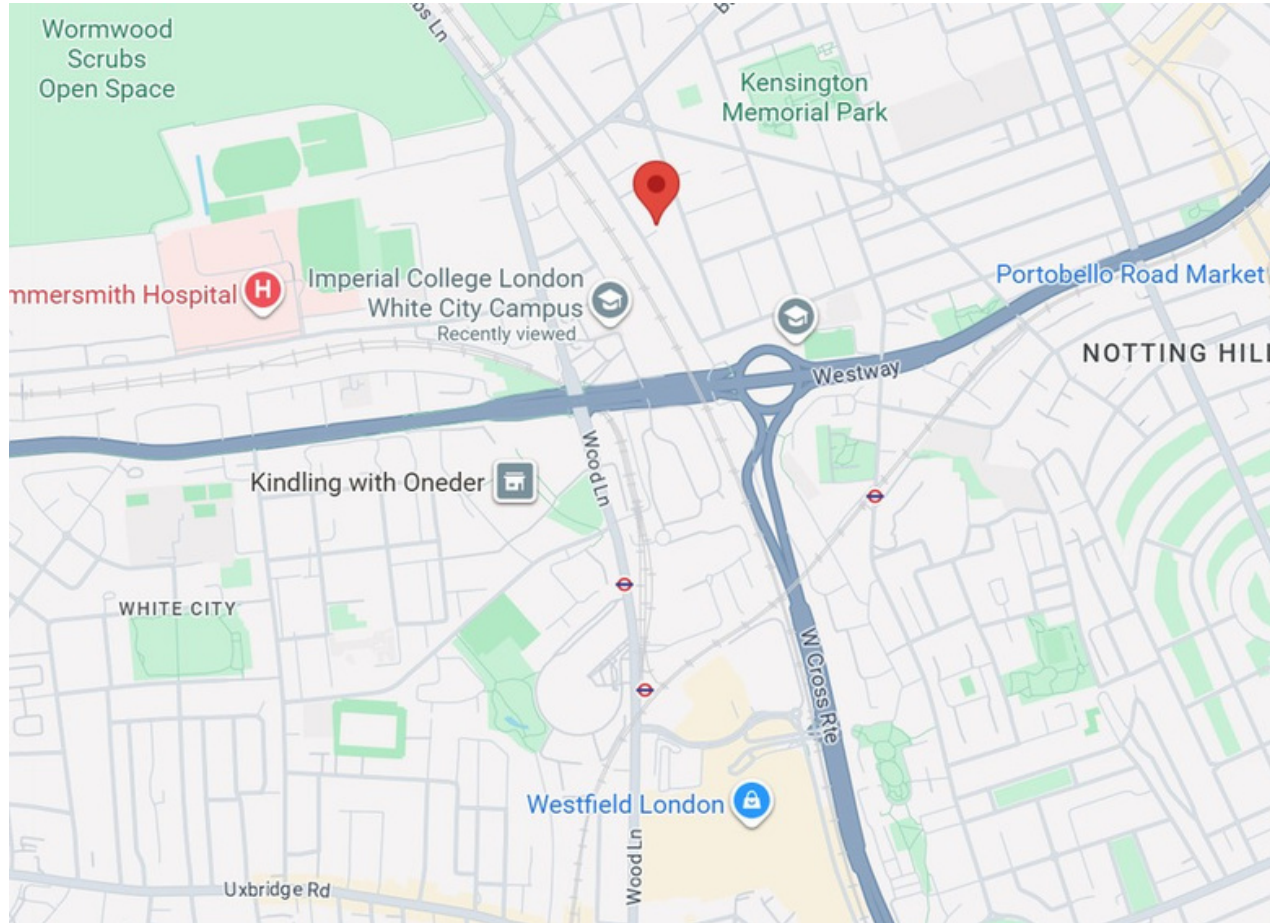
ACCOMODATION

The property comprises the following net internal areas and can be let as a whole or as three separate units:

Building	Total Area
Main Building	8,639 sq ft
• Second Floor	2,825 sq ft
• First Floor	2,588 sq ft
• Ground Floor	2,588 sq ft
• Reception	638 sq ft
Front Studio	1,555 sq ft
• First Floor	519 sq ft
• Ground Floor	1,036 sq ft
Rear Studio	3,274 sq ft
TOTAL NIA	13,468 sq ft



LOCATION & DESCRIPTION



AMENITIES

- Westfield Shopping Centre - 1.1 Miles
- The Latimer Pub & Restaurant - 43 yrds
- Portobello Road - 1.1 Miles
- Latimer Road Underground Station - 0.5 Miles 

LOCATION

The property is situated fronting Latimer Place which is accessed via Latimer Road between Oxford Gardens and North Pole Road in an area of mixed commercial and residential property in North Kensington, W10. Latimer Road Station (Hammersmith and City Line) is approximately 0.6 miles from 3 Latimer Place, a two-minute bike ride or a 10-minute walk. There are numerous bus routes locally on North Pole Road and Bramley Road.

DESCRIPTION

The property comprises three self-contained buildings within a gated courtyard with secure parking for up to three cars. It is being offered as one lot for sale or three separate opportunities to let.

The main building has three open plan floors of approximately 2,500 square feet, a passenger lift, showers and disabled WC for DDA compliancy and a café/kitchen on the ground floor which opens out on to the courtyard.

There are two, self-contained studios, the larger of which is currently a photographic studio with a floor to ceiling height of approximately 4m at its highest point.

*Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
Unless otherwise stated, all prices and rents are quoted exclusive of VAT.*

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TENURE : Freehold

RATEABLE VALUE: TBC

SERVICE CHARGE: TBC

GUIDE PRICE: £7,000,000

RENT: £32.50/ psf Exclusive

POSSESSION: Full Vacant possession
upon completion

VAT: Applicable to the purchase price
and rent

CONTACT

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