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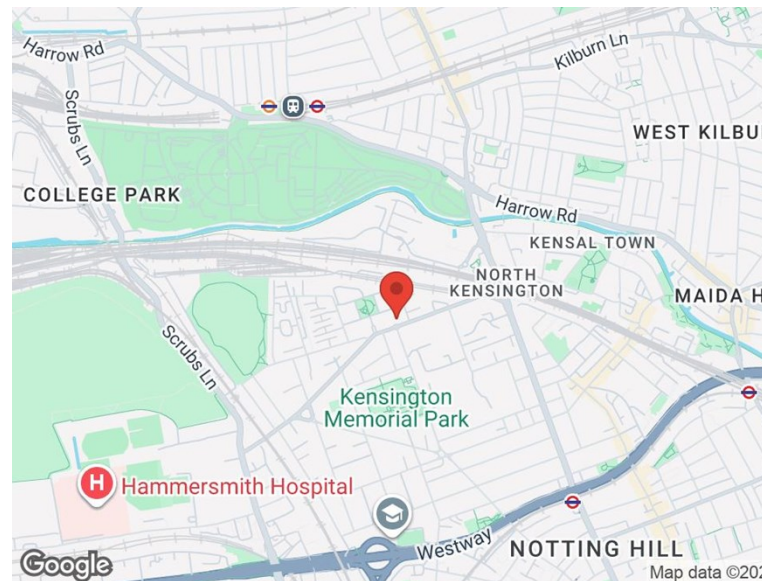
85 Barlby Road, London, W10 6BN

A SERIES OF OFFICE SUITES IN A GATED BUSINESS COMPLEX IN W10

TO LET

Various Sizes Available

- 24/7 access
- Leases inclusive of service charge
- Air conditioning
- Bike storage
- Breakout kitchen
- Shower's & W/C's
- High-speed internet connectivity
- On-site car parking





85 Barlby Road, London, W10 6BN

LOCATION:

The premises are situated in a gated office complex on the northerly side of Barlby Road, in between the junctions with Exmoor Street and St Mark's Road. The local area is populated by a mix of commercial premises (predominantly offices) and residential buildings. Other local businesses include, Ladbroke Hall (Art Gallery), The Genuine Studios, Jukebox Studios London, China Craft Limited, London Atelier, Ten Health & Fitness, David Hill Gallery and various other businesses and cafes at the nearby Grand Union Studios. Public transport is accessed via Ladbroke Grove (buses), with tube access via Ladbroke Grove Tube Station (Hammersmith & City line).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

A 2 storey, purpose built, late 20th Century office complex contained within a secure compound, also benefiting from a private car park. The building comprises a series of office suites arranged over the ground and 1st floor, which have access to communal kitchens and W/C's on the ground and 1st floors. Each office suite is self contained, with white walls and a mix of carpeted and laminate flooring.

The suites range in area from 378 sq ft to 686 sq ft.

FLOOR AREA:

	AREA FT ²	AREA M ²	RENT
Ground Suite Unit 3	35.95	387.00	£14,500 per annum exclusive
Ground Suite Unit 4	55.56	598.00	£23,200 per annum, exclusive
Ground Suite Unit 9	36.14	389.00	£14,000 per annum, exclusive
Ground Suite Unit 10	36.42	392.00	£14,700 per annum, exclusive
Ground Suite Unit 12a	63.73	686.00	£25,400 per annum, exclusive
Level Suite Unit 19	35.12	378.00	£14,500 per annum, exclusive

FLOOR PLAN:

LEASE TERMS:

Flexible lease terms with 6 month break clauses. Leases are contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

SERVICE CHARGE: Inclusive of rent.

RATES: 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:

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

VAT: Elected for VAT.

EPC: Available upon request.

CONTACT:

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SMART



MOVES