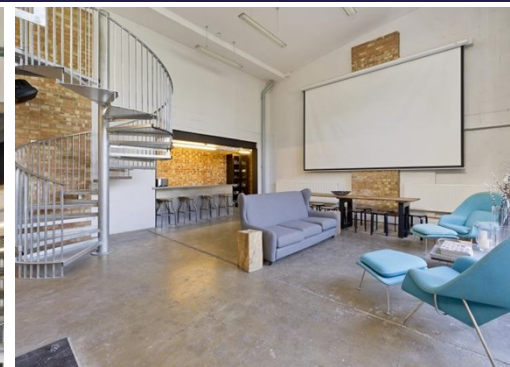
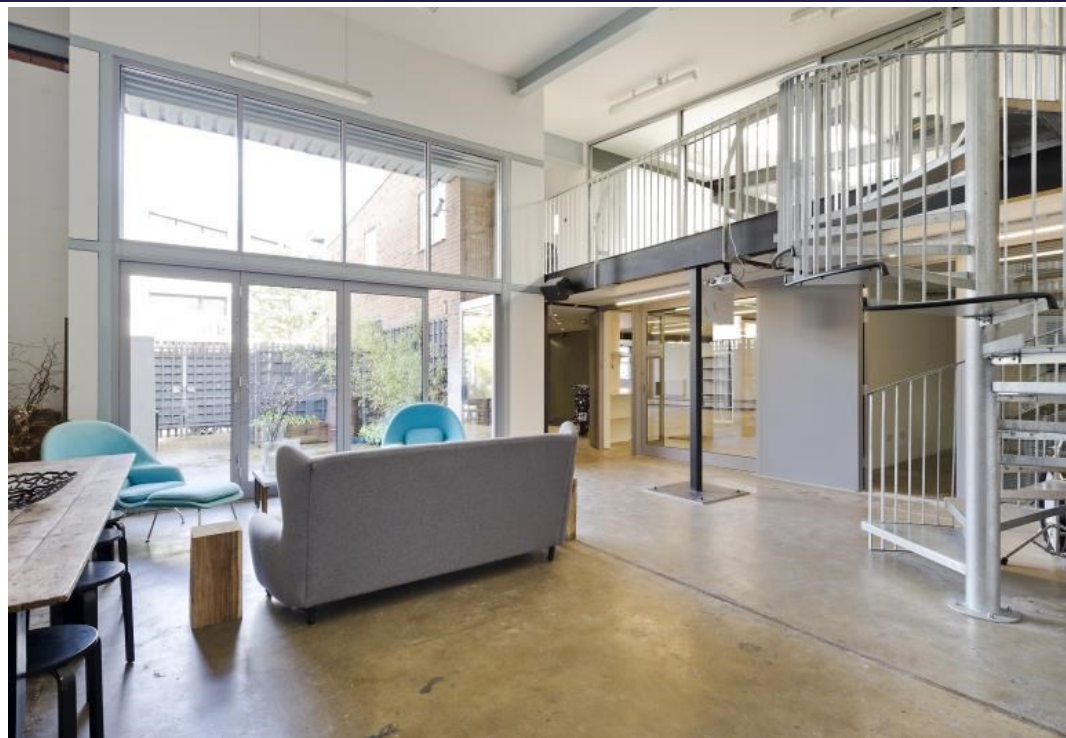


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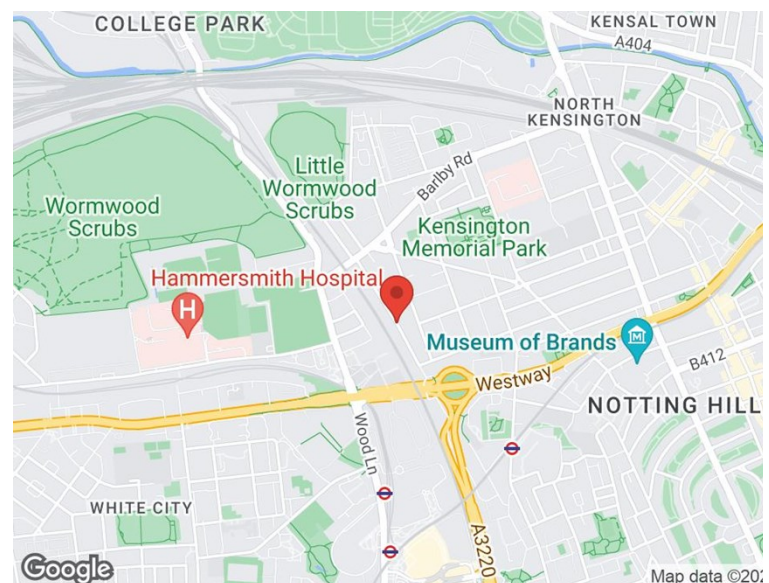
Unit 11 Latimer Industrial Estate Latimer Road, London, W10 6RQ

A LIGHT INDUSTRIAL BUILDING WITH POTENTIAL TO DEVELOP AS A 5 STOREY MIXED-USE BLOCK (STPP)

FOR SALE

Area: 4,562.00 FT² (423.82M²) £2,600,000 subject to contract

- Good natural light throughout
- x3 self-contained office suites
- Meeting room
- Breakout area & kitchen
- x5 W/C's & shower
- Polished concrete ground floor
- Gated hard standing area for x2 vehicles
- x2 off street parking spaces to frontage





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LOCATION:

The premises are situated on the westerly side of Latimer Road in a parade of light industrial units known as Latimer Industrial Estate, adjacent to the junction with Latimer Place. Other local businesses include The Playground Theatre, Gumball 3000, John Goslett & Co. Ltd, MGA Autos, Carpenters Workshop Gallery, The Designers Guild, Shoot Studio, Miss Sohee, City Electrical Factors, Kai Fusion, London Laundry Club, Shelley's Pharmacy, Mick's Fish Bar, Turmeric & Honey Health Food & Cafe and Tesco Express. Public transport is located a short walk away on Bramley Road, Latimer Tube Station (Hammersmith & City line & buses).

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

DESCRIPTION:

The premises (Use Class E) are of brick and corrugated alloy construction with a part glazed ground floor frontage and windows to the upper parts. The premises is accessed direct from Latimer Road which leads to a central hall with x3 W/C's to the right of the hallway and an open plan studio / office / workshop to the left-hand half of the ground floor. To the rear is a double height reception / break out area and kitchen, with a meeting room off the space. A spiral staircase rises to a half floor mezzanine level with two equally proportioned, glazed fronted, open plan offices, one with an internal private office. x2 W/C, one with a shower, server the upper floor and there is a fire exit to the rear. The exterior ground floor windows and doors are secured by remote control roller shutters and there is a secure hard standing area to the right of the premises. Good order, currently fitted with racking on the ground floor to serve Air B&B operations.

Plans to develop the site as a 5 storey mixed-use block (Use Class E & C3) are available for review on application.

NB: Planning permission has been granted to develop Unit 10 and permission to develop Unit 9 is in the final stages of the planning process with The Secretary of States Office.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	2,522.00	234.30
1st Floor	2,040.00	189.52
TOTAL	4,562.00FT²	423.82M²

FLOOR PLAN:

SALE TERMS:

The premises is being sold with operator City Relay in occupation, passing rent £85,000 per annum, exclusive of VAT, full Lease details available on application.

PRICE:	£2,600,000.00	RATES:	Rateable Value: £95,000 per annum // Rates Payable: £45,600 pax
SERVICE CHARGE:	TBC		
POSSESSION:	The premises is being sold with the Tenant in occupation.	LEGAL COSTS:	Each party to be responsible for their own legal costs.
VAT:	TBC	EPC:	Available upon request.

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