



0207 491 0207

JONES
NORRIS
ADAMS

CHARTERED SURVEYORS

Let

Lower ground floor design studio and offices

Eardley House, 2 Uxbridge Street, Notting Hill Gate W8 7SY
1,785 sq ft approx. (165.8 sqm)



High ceilings | Carpets | Kitchenette | Private WCs | On site storage | Private street entrance

Location

An unrivalled position two minutes walk west of Notting Hill Gate underground station at the junction with Campden Hill Road.

Description

The lower ground floor of this former warehouse comprises an open plan area, meeting room, kitchenette and packing and storage areas. They have their own dedicated street entrance on Uxbridge Street. Natural light is from five low level windows in the flank wall and a number of skylights.

Lease

Our clients who are the current tenants have a lease expiring in May 2016 but with a mutual option to break and rent review in May 2014 - but we anticipate that a new longer lease can be obtained from the Freeholder. Further information on request.

Rent

We are guiding a rent for a new lease at £30 per sq ft

Business rates

£8.75 per sq ft approx. 2013/2014 subject to verification

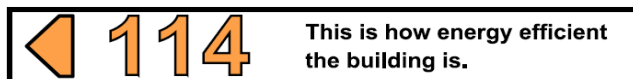
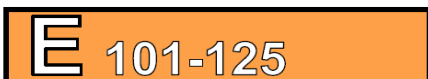
Service charge

Budget cost £4.25 psf plus utilities

Viewings

Strictly by appointment with Jones Norris Adams

Jones Norris Adams Attn: Neville Forrest
neville.forrest@jnaproperty.com
0207 491 0207 or 07770 477 166



NOTE : These particulars are provided as a general guide only and do not form part of any offer or contract and any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to their correctness.

www.jnaproperty.com

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