

9 Ledbury Mews North, Notting Hill, London, W11 2AE



OFFICE TO LET | 2,000 sq ft



Location

9 Ledbury Mews North is situated close to the junction of Ledbury Road and Westbourne Grove in the extremely desirable and fashionable location, Notting Hill. Notting Hill Gate (Central, Circle and District lines) underground station is a short walk away as is Queensway, Bayswater and Ladbroke Grove. Being located in the heart of Notting Hill the property benefits from all the amenities the area has to offer, such as its numerous fashion designers and outlets, plus world class restaurants, bars and cafes. Ledbury Mews North is a no through road, providing a quiet environment and is presently occupied by famous Fashion Designers and PR companies.

Description

This unique office space offers an opportunity to acquire a self-contained converted mews building with period/warehouse features, including the best exposed brick walls combined with a superb high ceiling and exposed wooden beams. There are also many skylights which provide superb natural light. The entrance is in a contemporary style with sliding full height glass doors.

Floor Areas

Floor	sq ft	sq m	
Ground Floor	2,000	185	U/O
TOTAL (approx.)	2,000	185	

*Measurement in terms of *NIA / *IPMS

Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

📞 020 7025 1399

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

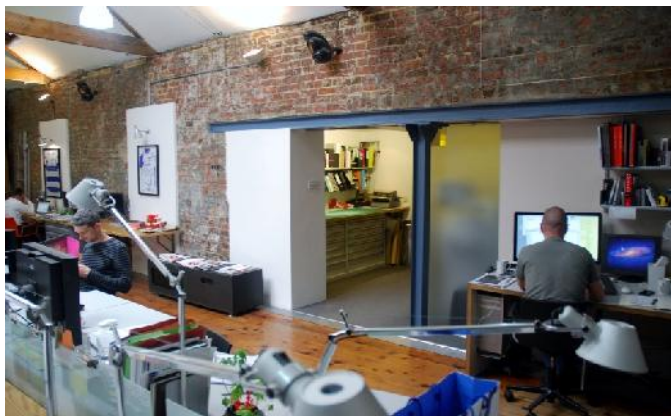
Subject to Contract January 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	A new FRI lease direct from the Landlord for a term to be agreed
Rent:	£135,000 per annum exclusive
Rates:	Estimated at £12.00 psf pax (until 01st April 2017)
Service Charge:	Not applicable as self contained

Amenities

- Self-Contained
- Exposed brickwork and Pitched Roof
- Skylights
- Original Wooden floors
- Fitted Kitchen
- Recently redecorated

Jason Hanley, Partner

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