

# 5B Phoenix Building, 'Frestonia' Notting Hill, London, W10 6SP



OFFICE TO LET | 1,282 sq ft



## Location

The property is situated in "Frestonia" on Bramley Road in the Royal Borough of Kensington and Chelsea. The nearest underground station is Latimer Road (Hammersmith & City and Circle lines) which is approximately 200 meters away. Shepherd's Bush station (Central line and London Overground) is approximately an 8 minute walk. The nearby A40 provides access to Central and West London as well providing quick and easy road access to the rest of the country. There are good local amenities in the immediate vicinity as well as being a short walk from Westfield Shopping Centre providing retail, restaurants and leisure facilities.

## Description

The building is a cleverly converted Victorian warehouse bursting with character. It has been extensively refurbished to a high standard providing a contemporary and inspiring office space with an abundance of natural light and great views over West London.

## Floor Areas

Floor	sq ft	sq m
Part 5th Floor	1,282	119
<b>TOTAL (approx.)</b>	<b>1,282</b>	<b>119</b>

\*Measurement in terms of \*NIA

## Frestonia

Frestonia was the name adopted in 1977 by the residents of Freston Road, London when they attempted to become independent from the United Kingdom.

Frestonia consisted of 1.8 acres of triangle land, formed by Freston Road, Bramley Road and Shalfleet Drive. The area of land crosses the boundary of North Kensington and Notting Hill, and now belongs to the Royal Borough of Kensington and Chelsea.

## Jason Hanley, Partner

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Joint Agents: Sentram: Ramy Riad - 020 7043 5223

## Georgia Mason, Agency Surveyor

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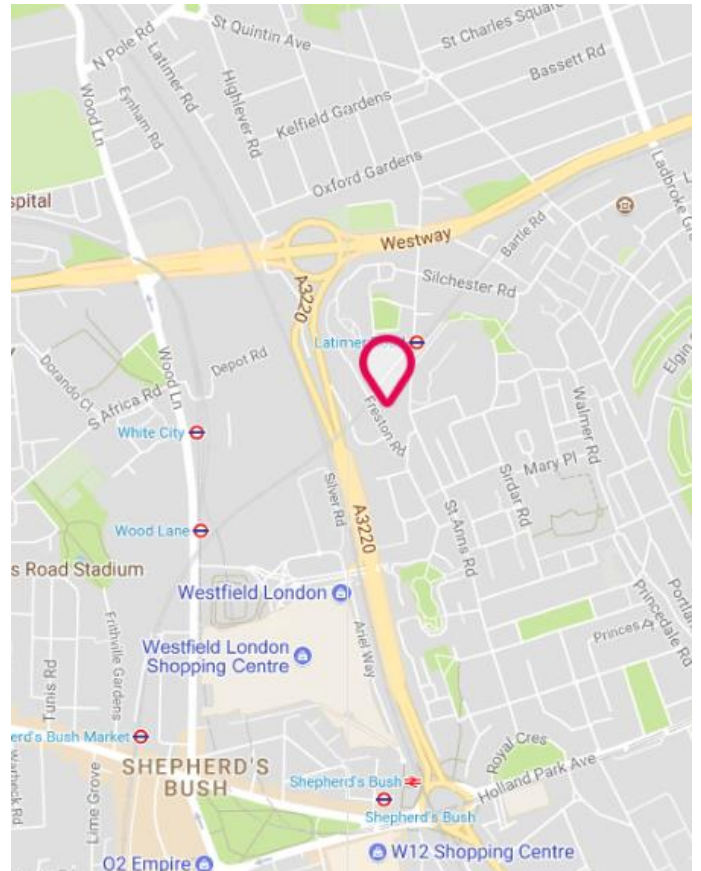
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 October 2017**

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## Terms

Tenure:	Leasehold
Lease:	The property is available by way of a flexible Sublease for a term to be agreed subject to a rolling break clause on 6 months notice.
Rent:	Upon application
Rates:	Estimated at £17.83 psf pa 2017/18
Service Charge:	£8.55 psf pax

## Amenities

- Fitted office
- Manned reception
- New VRF air conditioning
- Large passenger lift
- High ceilings
- Exposed painted white brick walls
- Great views of west London
- Excellent natural light
- Male and female toilets/ showers
- Bike storage and lockers available
- Basement storage available

### Jason Hanley, Partner

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