

Royalty Studios, 105-109 Lancaster Road Notting Hill, London, W11 1QF



NEW REDEVELOPMENT | OFFICES/SHOWROOMS FROM
1,015, 2600, 3615, 4630 up to 19,000 - 23,000 sq ft



Location

Royalty Studios is just a one-minute walk from Ladbroke Grove tube station and nearby bus stops, with the Elizabeth line and mainline railway at Paddington accessible in just 10 minutes. Holland Park, Kensington Park Gardens, and Notting Hill are all within easy reach, offering vibrant surroundings and green spaces.

The area is renowned for being fashionable & cosmopolitan and has an eclectic mix of bars/restaurants, pop ups, antiques, book, vintage, fashion and coffee shops.

Description

Completion due June 2025 - Royalty Studios has sustainability at its core. Using cross-laminated timber (CLT) instead of steel and concrete for the structure reduces the building's carbon footprint and gives the building a unique aesthetic. High-quality, premium finishes, designed for a variety of users in the heart of Notting Hill. There is private bicycle storage, car parking, and showers available.

Occupiers will also have discounted access to a gym, swimming pool, and sauna next door. Flexible leasing options, with full floors or individual suites available from 1,015 sq ft. All floors will be fitted to a Cat A standard, with contemporary furniture and fit out packages available. Designed with DDA accessibility, on-site private parking, external bicycle storage, with separate showers and changing rooms.

Jason Hanley, Partner

📞 020 7025 1390 / 07904630154

Floor Areas

Floor	sq ft	Splits
Fourth Floor (Entire)	4,145	4,145
Third Floor	4,520	1015/2,490/ 3,505
Second Floor	4,630	1015/2,600/ 3,615
First Floor	4,630	1015/2,600/ 3,615
Ground Floor	5,075	1,015/2,030/ 3,045
Total	19,000 to 23,000	

Notting Hill

Notting Hill is 'the most "Instagrammable" district in London' due to the abundance of photogenic restaurants and pastel coloured houses.

Notting Hill Carnival is an annual event in August, that has continuously taken place since 1968.

Jack Barton, Associate 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 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 March 2025

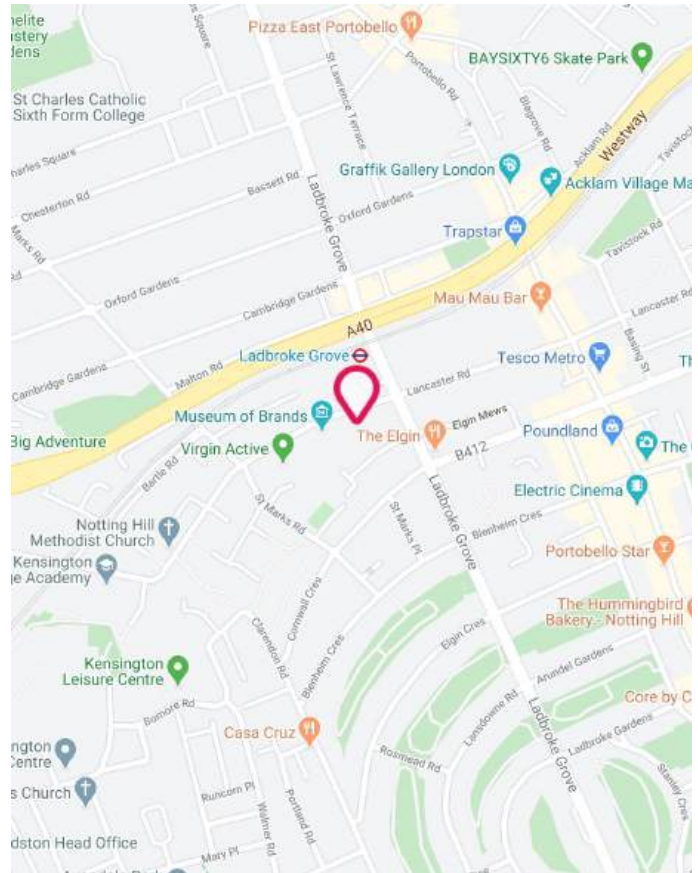
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🏠 4 Golden Square London W1F 9HT

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Available from June 2025



Terms

Tenure:	Leasehold
Lease:	New FRI leases direct from the Freeholder
Rent:	Quoting £67.50 psf (ground, first & second) and £75.00 psf (3 rd and 4 th with terrace)
Rates:	Approx. £20-25.00 psf per annum
Service Charge:	Approx £7.00 psf approx.
EPC Rating:	B

Amenities

- 2 Passenger Lifts
- Private garden to front and car park to rear
- Excellent natural light, volume & space
- Impressive ceiling heights
- Bike racks & shower on site
- Raised floors
- Full A/C (Comfort Cooling)
- Wooden Ceilings and wall or exposed brick finishes
- Pet friendly
- Private Terrace to 4th floor

Jason Hanley, Partner

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