

110 Clarendon Road, Notting Hill London, W11 2HR



SELF CONTAINED OFFICE BUILDING TO LET | 1,810 sq ft



Location

Situated just a 5 minute walk from Holland Park Underground Station, 110 Clarendon Road is well placed within an attractive, leafy neighbourhood of Notting Hill. The building also benefits from cafés, pubs and restaurants situated nearby. Ladbroke Grove Underground Station is an 8 minute walk away and there are many bus routes providing access in and out of central London.

The building is on the corner with Blenheim Crescent. The nearest restaurant is Casa Cruz. Note the photos above are taken pre-decorative works to the façade.

Description

110 Clarendon Road comprises 4 floors of B1(a) office space generally arranged as open plan & bright floors. Each floor has WC facilities on the landings. Our client is presently redecorating the internal and external aspects and generally modernising to provide a blank canvas to an incoming tenant. Each floor (including the lower level) have large windows, allowing for great natural light. The offices will be ready for occupation in approx. June 2019.

Floor Areas (estimated)

Floor	sq ft	sq m
2 nd Floor	414	38.5
1 st Floor	380	35.3
Ground Floor	494	46
Basement Floor	522	48.5
TOTAL (approx.)	1,810	168

*Measurement in terms of NIA and measured from CAD

Jason Hanley, Partner

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Georgia Mason, Agency Surveyor

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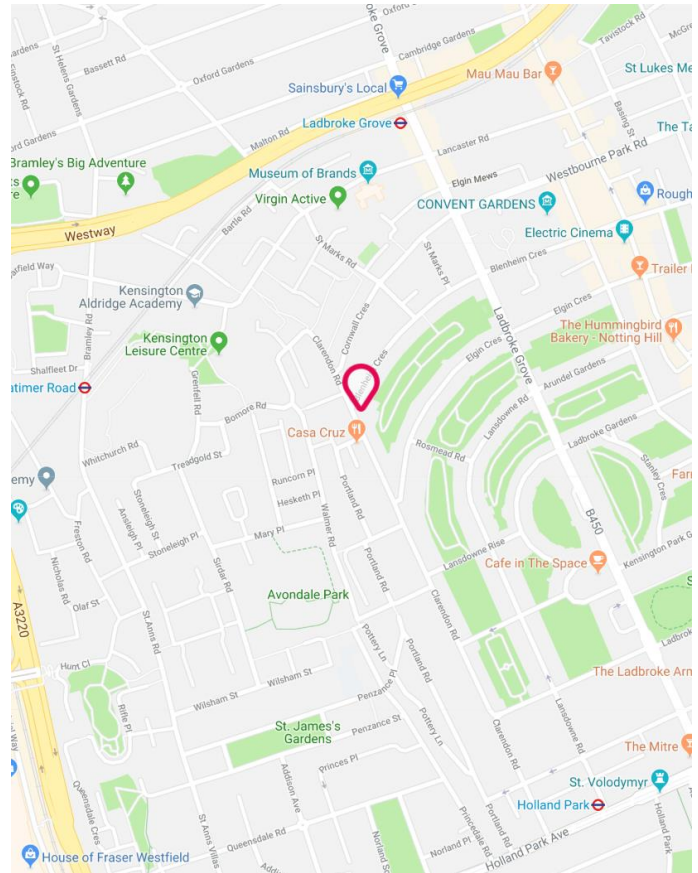
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Subject to Contract April 2019

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Terms

Tenure:	Leasehold
Lease:	A new FR&I sublease for circa 3 years / or potentially the landlord may grant a new FR&I lease subject to new terms.
Rent:	Quoting £42.50 psf pax on a sublease.
Rates:	Estimated at £18.78 psf pa
Service Charge:	Not applicable being self contained.
EPC Rating:	TBC (applied for).

Amenities

- Self-contained
- Recently redecorated
- Sash Windows
- Moated lower floor
- Capped services for kitchenette
- Numerous WCs
- Period features
- Unique location
- Close to Holland Park Underground Station
- Potential local occupier car parking

Jason Hanley, Partner

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