

OFFICE TO LET | Top floor with pitched roof



Location

This renowned classic contemporary office/studio development is prominently located on the south side of Lancaster Road, 20m from Ladbroke Grove & within 150m of Ladbroke Grove Underground Station (Hammersmith & City line) and near to Westbourne Park Station (Hammersmith & City line). Notting Hill Gate and Paddington Mainline Stations are also within a moderate, easy walk. Numerous bus routes also assist getting to and from the West End.


Description

This award winning CZWG scheme was developed by Roger Zogolovitch in the late 1980s. It retains many essential design attributes: volume and style.

The available third floor has a real timber floor, painted brick walls, a very high-pitched ceiling and attractive windows with excellent views across London. There is also a fitted kitchen, installed 3 years ago and AC.

The available ground floor unit has an excellent ceiling height and is due to be refurbished to include a polished concrete floor, giving it an 'industrial style' feel. The unit has historically been used as a showroom, gym, for education and office purposes. There is a large attractive & peaceful landscaped garden fronting the building, a private car park (spaces by separate licence), cycle bays and a shower to the rear.

Jason Hanley, Partner

 020 7025 1391

Floor Areas

Floor	sq ft	sq m
Third Floor	1,020	94.8
Ground Floor Unit B	1,010	93.8
TOTAL (approx.)	2,030	166.6


*Measurement in terms of *NIA

Notting Hill

Notting Hill is an area renowned for being fashionable & cosmopolitan and has an eclectic mix of bars/restaurants, pop ups, antiques, book, vintage, fashion and coffee shops, as well as the famous Portobello Road. Notting Hill is also seen as '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. Crossrail also threatens to open a local station here in 2022.

Olivia Stapleton, Agency Surveyor

 020 7025 8940

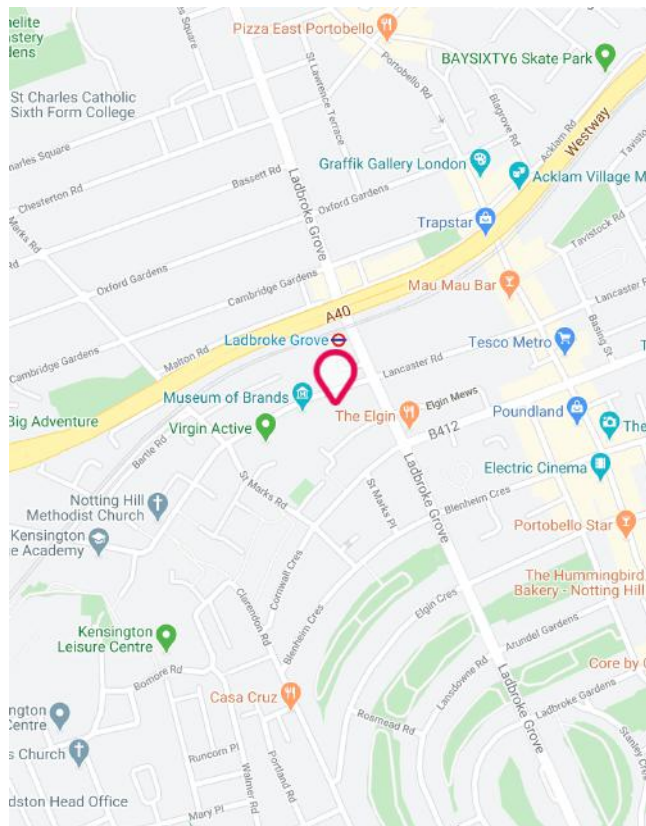
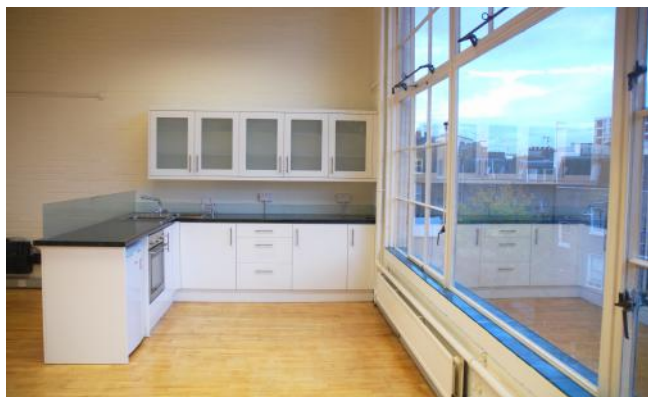
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Subject to Contract March 2020

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



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Terms

Tenure:	Leasehold
Lease:	New FR&I lease available
Rent:	Quoting £45.00 - £49.50 psf pax
Rates:	Approx. £20 psf pa
Service Charge:	Approx. £3.50 psf pa (2019)
EPC Rating:	C

Amenities

- Passenger Lift
- Private garden and car park to rear
- Excellent natural light, volume & space
- Impressive ceiling height / pitched roof
- Car parking spaces available on separate licences
- Bike racks & shower on site
- Fitted Kitchen
- Perimeter trunking & underfloor conduit
- Full A/C
- Wooden floor
- Pet friendly

Jason Hanley, Partner

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