

Studios 5,6,11 & 12 Royalty Studios, 105-109 Lancaster Road, Notting Hill, London, W11 1QF



STUNNING STUDIOS WITH FLEXIBLE USE | 2 YEAR TERMS | 1,010 – 2,400 – 3,410 – 4,420 sq ft



Photograph is of stunning vaulted ceilings in unrefurbished Studio's 6 & 11 available at rent of just £22.50 psf pax

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. 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. As well as the famous Portobello Road.

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 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 / 07904630154

Floor Areas

Floor (Entire 3 rd)	sq ft	sq m	Rent (PAX)
Studio 5 (redecorated)	1,010	93	£35.00
Studio 6 (unrefurbished)	1,200	111.48	£25.00
Studio 11 (unrefurbished)	1,200	111.48	£25.00
Studio 12 (refurbished)	1,010	93	£49.50
TOTAL (approx.)	4,420	93	£32.88 overall

*Measurement in terms of NIA



Photograph is of Redecorated Studio 5

Olivia Stapelton, Agency Surveyor

📞 0207 025 8940

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 November2020

SELF-CONTAINED UNIT WITH FLEXIBLE USE TO LET | 1,010 sq ft



Photograph is of refurbished Studio 12



Photograph is of Studio 5 showing partitions left in situ and kitchen

Terms

Tenure:	Leasehold
Lease:	New FR&I leases for a term of up to 2 years are available
Rent:	As per front page from £22.50 psf to £49.50 psf pax & £2,500 pax per car parking space
Rates:	Approx. £19 psf pa (2020/2021)
Service Charge:	Approx. £4 psf pa
EPC Rating:	C

Amenities

- Can be fitted with 2nd hand furniture
- Impressive ceiling heights throughout with vaulted roof
- Very secure with on site Community Police presence
- Excellent natural light, volume & space
- Car parking spaces available on separate licences on site
- Designated Bike racks & Shower on site
- Positioned moments from Ladbroke Grove Tube Station
- Wooden Floors
- Terraces (Studios 6 & 11)

Jason Hanley, Partner

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Joint Agents: Boston Gilmore

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