

# 333

LATIMER ROAD  
NORTH  
KENSINGTON  
W10 6RA



## TO LET

1,112 sq ft  
(103,31 sq m)  
A BRIGHT &  
SPACIOUS 1ST  
FLOOR OFFICE  
SUITE IN LATIMER  
ROAD'S BUSINESS  
ZONE





## DESCRIPTION

The office suite occupies the entire 1st floor of the right hand wing of the block and comprises an open plan, split level office area which runs full length from front to back. To the rear of the premises is a private office, kitchenette and x2 W/C's. There is good natural light throughout from the floor to ceiling plate glass windows and the décor is neutral with hardwood floors.



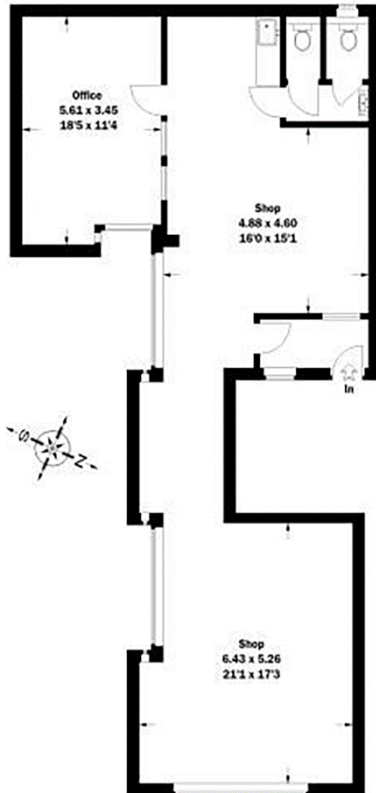
## AMENITIES

- Excellent natural light
- Split level open plan office area
- Private office
- Kitchenette
- 2 x W/C's
- Gas boiler & central heating
- Hardwood floors
- 1 x off street parking space



## LOCATION

The premises are situated on the westerly side of Latimer Road, in between the junctions with Oxford Gardens and Latimer Place. Other local businesses include Gumball 3000, AMCK Dance, The Playground Theatre, Seven Stones, John Goslett Bathrooms, FPS Flooring, Getir UK Limited, Imm Thai Café, Tesco Express and the Westway Shopping Centre. Public transport is accessed via Latimer Road tube Station (Hammersmith & City line) approx. 500m as the crow flies.



## ACCOMMODATION

1,112 sq ft (103.3 sq m) 1<sup>st</sup> floor office suite

## TERMS

A new lease on flexible terms to be agreed

## RENT

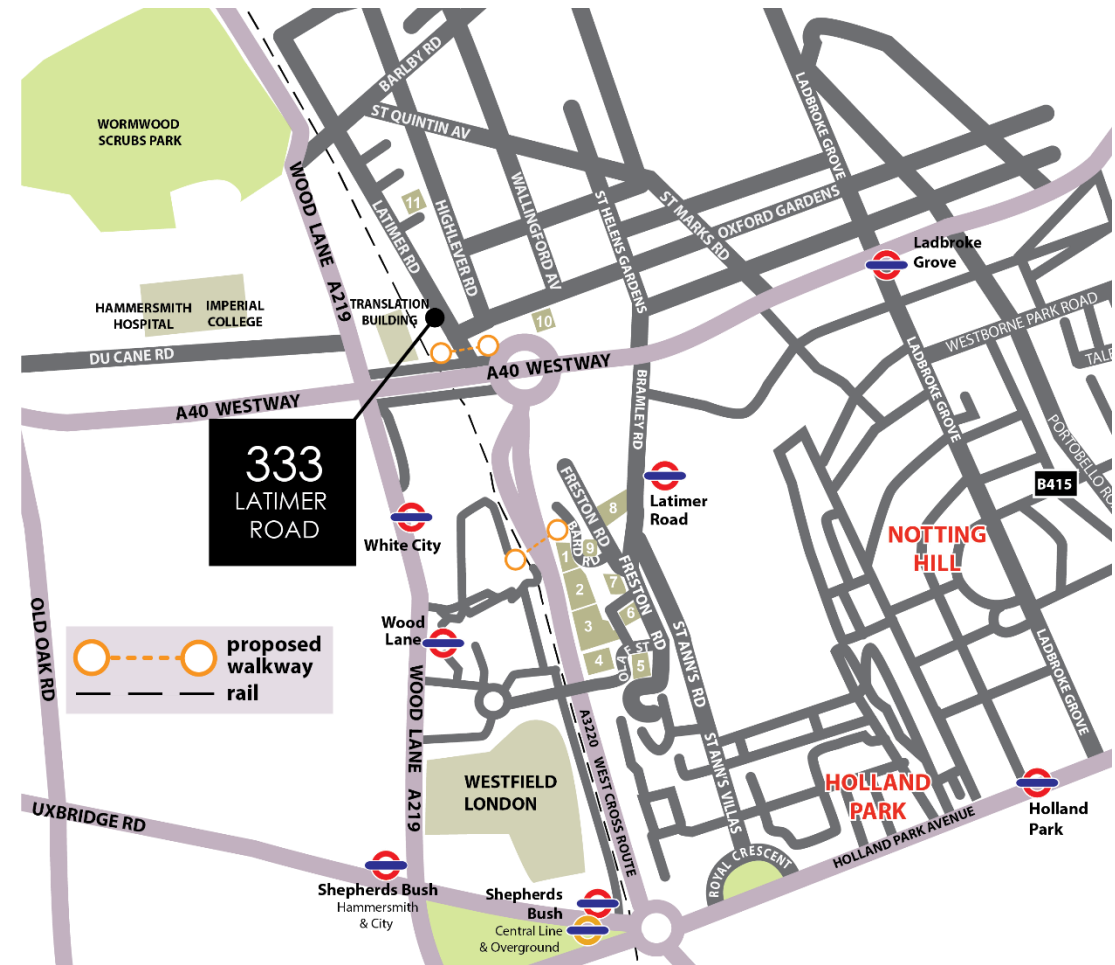
£28,000 per annum exclusive

## RATES

Rates £13,844 per annum approx. (2023/24). To be confirmed with local authority

## EPC

Available on request



## OCCUPIERS

- |                  |                                                       |                       |
|------------------|-------------------------------------------------------|-----------------------|
| 1. Col Art Group | 2. Talk Talk & Jaeger (Head Office)                   | 3. Monsoon            |
| 4. Mario Testino | 5. Stella McCartney                                   | 6. Smith News Plc     |
| 7. Cath Kidston  | 8. Distiller Records, Live Nation & Charlotte Olympia | 9. Jaeger & Five Guys |
| 10. Willmote     | 11. The Grove Music Studios                           | 12. Designers Guild   |

## CONTACTS

**frost  
meadowcroft**  
020 8748 1200

Simon Kibble  
[skibble@frostmeadowcroft.com](mailto:skibble@frostmeadowcroft.com)  
Jack Realey  
[jrealey@frostmeadowcroft.com](mailto:jrealey@frostmeadowcroft.com)  
[www.frostmeadowcroft.com](http://www.frostmeadowcroft.com)



Justin Knight  
[justin@knightcommerciallondon.co.uk](mailto:justin@knightcommerciallondon.co.uk)  
07772 874 444

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