

RIB

ROBERT IRVING BURNS

15 ADELINE PLACE WC1

TO LET
Ground Floor Premises

SUITABLE FOR NEW BUSINESS CLASS E
(OFFICES, CLINICS, LEISURE ETC.)

DESCRIPTION.

Arranged over the ground floor, the premises were refurbished in 2021 and provide high-quality, fully fitted and furnished office accommodation.

The space benefits from engineered timber flooring, comfort cooling and air conditioning (not tested), together with excellent natural light from both the front and rear elevations. A centrally positioned skylight further enhances the sense of light and space throughout. The accommodation includes a fitted meeting room to the front, a kitchenette extending along the left-hand wall upon entry, two internal WCs and a shower facility.

The premises offer an attractive, ready-to-occupy workspace, ideally suited to businesses seeking a well-presented office with minimal fit-out requirements.

AMENITIES

- Ground-floor accommodation
- Refurbished in 2021
- Fully fitted and furnished
- Engineered timber flooring
- Comfort cooling and air conditioning (not tested)
- Excellent front and rear natural light
- Central skylight
- Fitted meeting room
- Fitted kitchenette
- Two WCs
- Shower facilities
- Ready for immediate occupation



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LOCATION.

The property is prominently situated on Golborne Road in the heart of North Kensington, within the Royal Borough of Kensington and Chelsea. The surrounding area offers a vibrant mix of independent cafés, restaurants, galleries, specialist retailers and creative businesses, with Portobello Road and Notting Hill close by.

The location benefits from strong pedestrian activity and excellent transport links. Westbourne Park and Ladbroke Grove Underground stations are both nearby, providing access to the Hammersmith & City and Circle lines, while numerous bus routes connect the area with Paddington, Central London and beyond.



British Museum



Dalloway Terrace



Bloomsbury Square

TOTTENHAM COURT ROAD ➡️ ⚙️

🚶 2 min

OXFORD CIRCUS ⚙️

🚶 13 min

🚆 4 min

LONDON EUSTON ➡️ ⚙️

🚶 19 min

🚆 9 min

GREAT PORTLAND STREET ⚙️

🚶 19 min

🚆 13 min

KING'S CROSS ➡️ ⚙️

🚆 16 min

LIVERPOOL STREET ➡️ ⚙️

🚆 8 min

PADDINGTON ➡️ ⚙️

🚆 8 min

VICTORIA STATION ➡️ ⚙️

🚆 13 min

KEY:

Circle	Caledonian Sleeper
Hammersmith & City	West Midlands Trains
Metropolitan Line	TfL Rail
Bakerloo	Elizabeth Line
Central	Nothern Line
Victoria Line	District Line
Piccadilly	Gatwick Express
Jubilee	Southern
Overground	southeastern
Avanti West Coast	Thameslink

FINANCIALS.

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Floor	Ground Floor
ft2	870
m2	80.8256

Floor	Ground Floor
Quoting Rent (p.a.) excl.	£50,025
Service Charge	£6,596
Estimated Rates Payable (p.a.)	£18,684
Estimated Occupancy Cost excl. (p.a.)	£75,305

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

EPC

Available upon request.

SCALE FLOOR PLANS

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.
Available December 2026

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.
September 2026.

CONTACT

Viewings strictly through Robert Irving Burns

HENRY BACON

077 8047 2942
Henry@rib.co.uk

JIM CLARKE

078 8945 6957
Jim@rib.co.uk

MATTHEW MULLAN

077 4190 9806
Matthewm@rib.co.uk

TOM D'ARCY

079 0925 9004
Thomas@rib.co.uk

The logo for Robert Irving Burns, featuring the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

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