



Unique First Floor D1 opportunity in Westbourne Grove Church

WESTBOURNE GROVE CHURCH

First Floor, Notting Hill, W11 2RW

D1 (Non Residential Institutions) TO LET

2,300 sq ft
(213.68 sq m)

- Excellent condition throughout
- Central Notting Hill location
- Suitable for D1 Medical, Nursery, Education, Training, office uses
- Beautiful features
- Collection of large open plan spaces and offices
- Excellent natural light
- W/C's and showers
- Not suitable as a place of worship

Westbourne Grove Church, First Floor, Notting Hill, W11 2RW

Summary

Available Size	2,300 sq ft
Rent	£65,000 per annum
Business Rates	Tenants are advised to make their own enquiries.
EPC Rating	C

Description

Victorian Gothic style church architecture, built in 1853. In 2001 the church worked with Manhattan Loft Corporation to redevelop the site.

The first floor of Westbourne Grove Church is a fantastic and rare opportunity to occupy a modern refurbished space over two large open plan rooms and additional private office. The property benefits from a communal entrance with the church, shared lift, W/C's and showers, quirky private areas, large fitted kitchen, excellent natural light, movable temporary partitions, gas central heating, air circulation and luxury Amtico wood effect flooring.

The property will be suitable for a wide range of D1, D2 and charitable office uses however will not be suitable as a place of worship. There is a limit on the amount of noise that can be made on site due to the residential above so loud uses will not be suitable.

Location

The property is located in the heart of one of London's most desired neighborhood locations Notting Hill, in a prominent position on the corner of Ledbury Road and Westbourne Grove. Notting Hill benefits from a wide range of exciting and diverse local businesses including some of the areas most desired restaurants and retailers with Ottolenghi, Granger and Co, Cock and Bottle, Sweaty Betty, Daylesford and Aesop all on the doorstep.

Accommodation

The accommodation comprises of the following

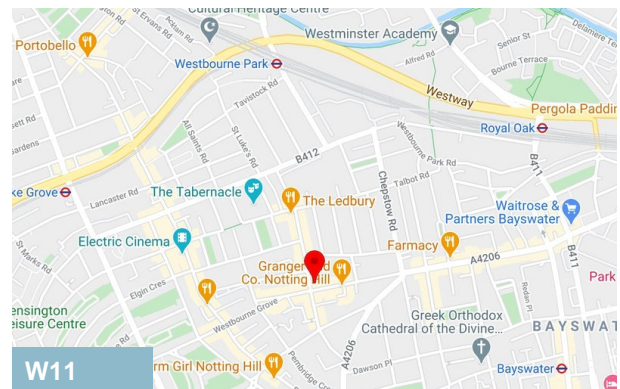
Name	Sq ft	Sq m	Availability
1st	2,300	213.68	Available
Total	2,300	213.68	

Viewings

Strictly via appointment with Dutch and Dutch.

Terms

A new lease outside the Landlord and Tenant Act for a term by arrangement.



Viewing & Further Information



Peter Wilson

0207 4439862

peter@dutchanddutch.com

More properties @ dutchanddutch.com