



THE PHOENIX BREWERY W10

MANAGED OFFICE SUITES

1,300 Sq ft | £100psf

Bright, refurbished warehouse with characterful office suites in the heart of W10

Every unit brings its own character. Large crittall and arched windows, exposed steel beams, original brickwork and wood flooring create the backdrop for a creative team atmosphere.

FEATURES



New AC



24/7 access



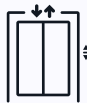
Well connected



Manned reception



Kitchenette in unit



Lift access



Locker storage



Cycle store



Shower facilities



Floor/suite	Sq ft	Status	Fitout
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G floor - Suite GFE	548	Let	
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G floor - GFB	1,246	Let	
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1st - Suite 1A	1,289	Let	
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1st - Suite 1C+1D	2,901	Let	
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2nd - Suite 2A	1,256	Let	
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2nd - Suite 2B	1,259	Let	
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3rd - Suite 3B	1,316	Available	Managed
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4th - Suite 4B	1,308	Available	Unfitted
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4th - Suite 4C	1,285	Available	Unfitted
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5th - Suite 5C	1,284	Available	Unfitted
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5th - Suite 5B	1,284	Let	
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The managed office covers the full range of our amenities, with the following inclusive of the £100psf:

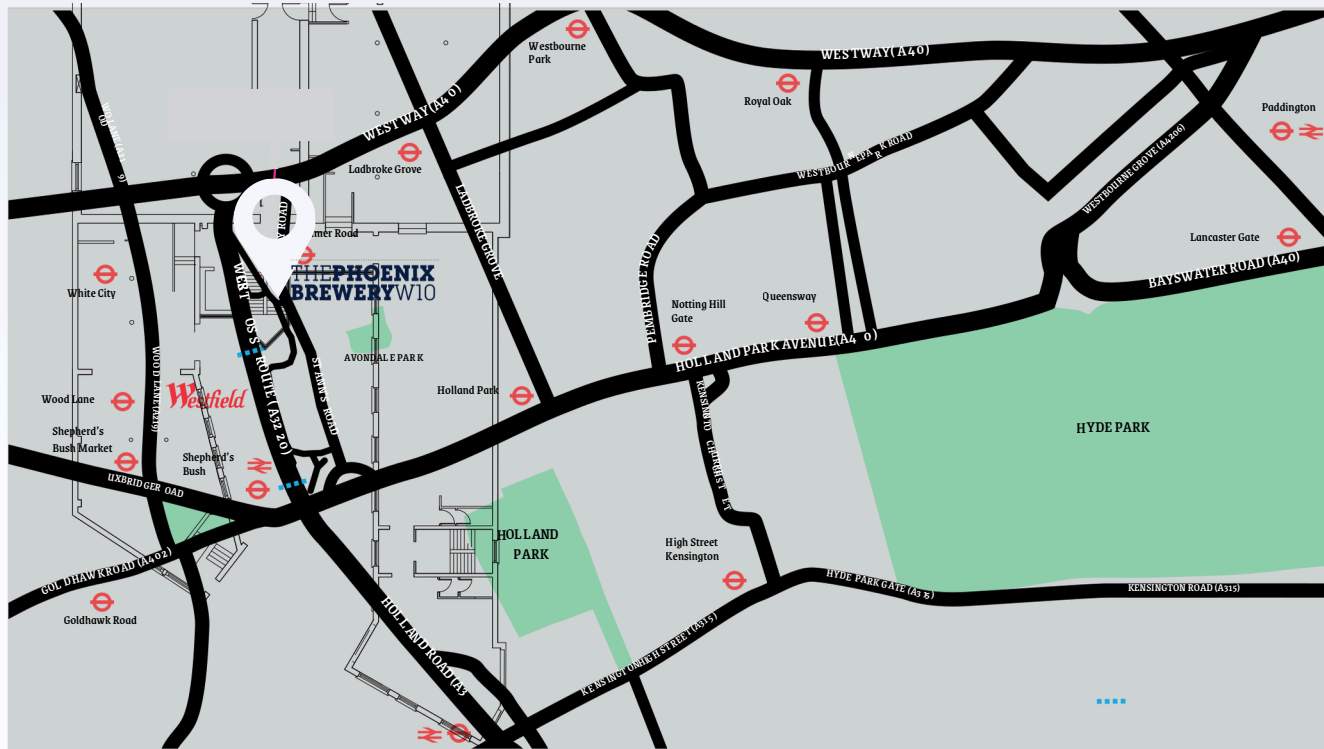
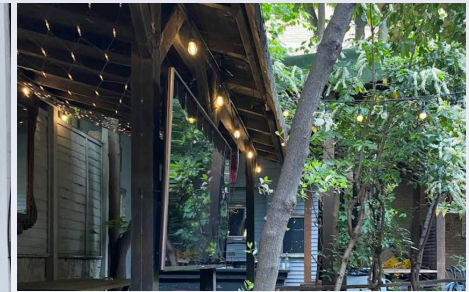
- Furnishings
- Internet
- Cleaning & maintenance
- Business rates
- Service charge
- M&E
- Meeting room
- Private WC

Rent-only terms available at £45 psf. All available, unfitted units my be provided as Managed and fitted.



Well connected & between all local amenities

13 Bramley Rd, London W10 6UX



Walking times

Westfield White City	10 mins
Holland Park	15 mins
Westbourne Park	5 mins
Paddington	9 mins
King's Cross St. Pancras	20 mins
Notting Hill Gate	23 mins
Oxford Circus	27 mins
Heathrow	30 mins
Waterloo	31 mins
Victoria	32 mins

Source: Tubeplanner.com

Location

The area is rich in amenities, from local cafés and pubs to the world-class retail of Westfield London and the cultural energy of Notting Hill and Portobello Market.

Phoenix Brewery is just 200m from Latimer Road station (Circle and Hammersmith & City) and a short walk to White City station (Central line), Ladbroke Grove (Circle and Hammersmith & City) and Wood Lane (Circle and Hammersmith & City).



In great company

ELEVEN

GALVAN

TalkTalk

FIVE

JamJar
Investments



GUYS

smiles+smiles

**CHICKEN
SHOP**

Already home to fashion designers, creative agencies, investment firms, and F&B brands, the building has become a vibrant hub for ambitious companies looking for a space to make their own.



Terms

Available on a new lease direct from the landlord.

Unfitted units can also be taken on managed and fitted terms.

Speak to the team
for more details

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