

TO LET up to
8,900 sq ft

NEWLY REFURBISHED
SELF-CONTAINED BUILDING
WITH PARKING

87

LANCASTER
ROAD
NOTTING HILL
LONDON W11 1QQ



SPECIFICATION

- air- conditioning
- fully raised access floors
- new LED lighting
- new shower provision (tbc)
- bike storage facilities
- kitchenettes throughout
- superb light
- roof terrace
- secure parking

ALL ABOUT 87

DESCRIPTION

This unique building was originally built in 1990 and designed by Munkenbeck and Marshall architects as the headquarters for Monsoon. Arranged over ground, lower ground and four upper floors with a roof terrace on the 4th floor. All floors are served by a feature glass panelled passenger lift in the central core. The building also benefits from secure car parking underneath the property at lower ground floor level and in front of the building.



4th floor office & terrace



87

Misrepresentation Act 1967:
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT Brochure October 2022

ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
fourth	863	80.2
third	1,122	104.2
second	1,189	110.4
first	2,429	225.7
ground (front)	820	76.2
ground (rear)	1,789	165.9
lower ground	738	68.6
TOTAL	8,947	831.2



4th floor terrace

IN DETAIL

RENT

£52.50 per sq ft

RATES

£18.85 per sq ft (22/23). To be confirmed with the Local Authority

SERVICE CHARGE

To be confirmed

TERMS

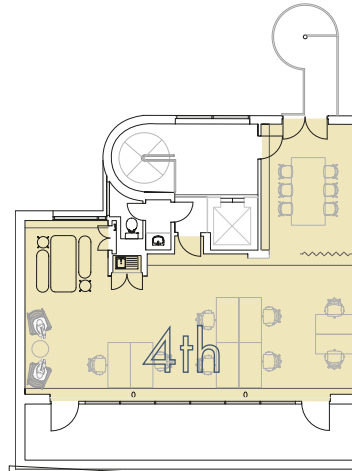
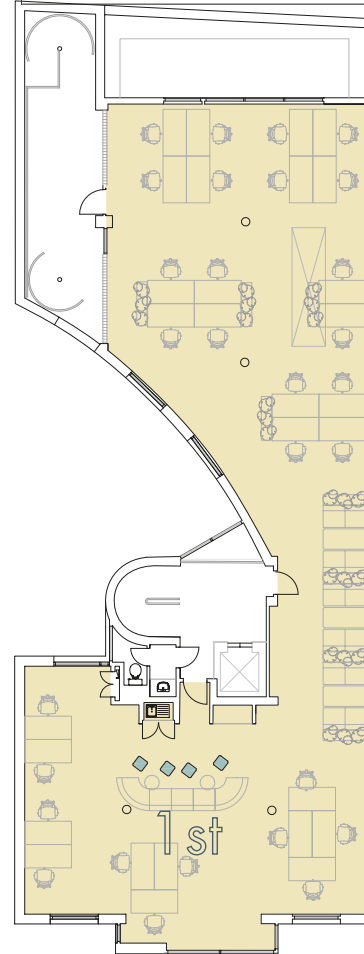
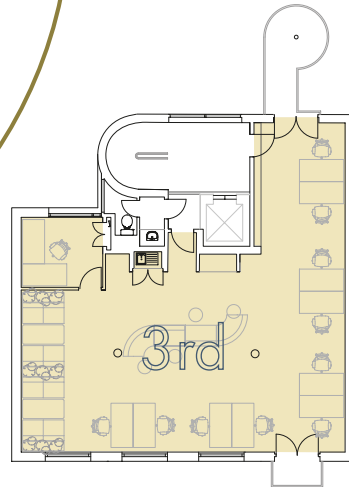
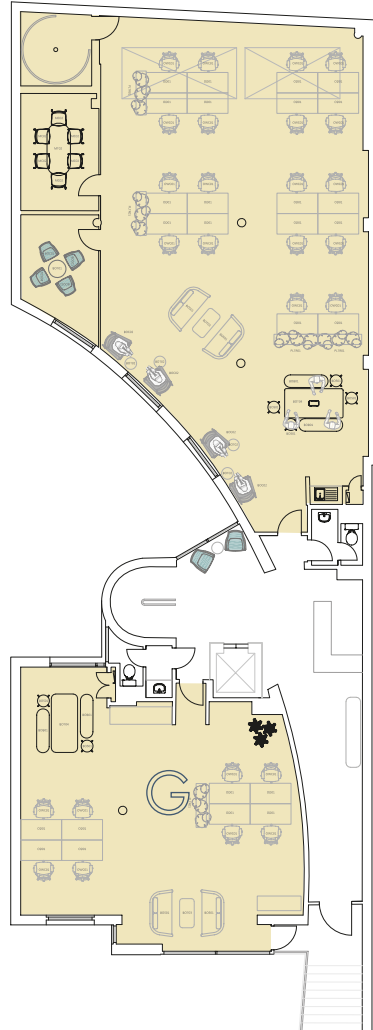
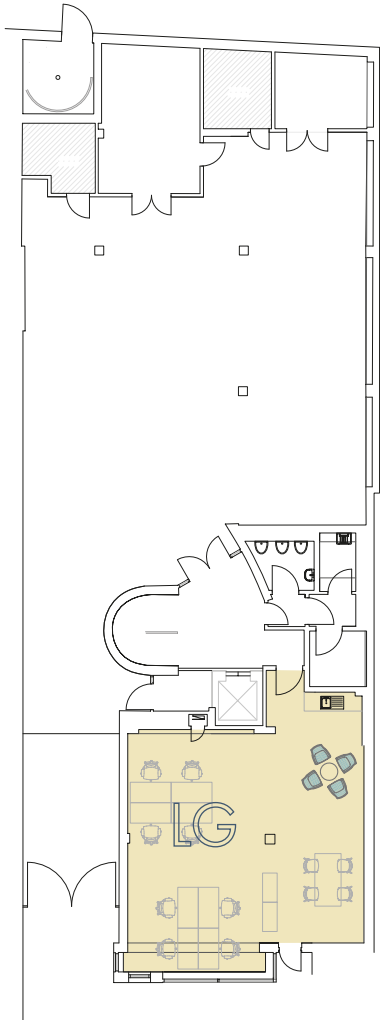
Available floor by floor or as a whole on a new lease direct from the freeholder

EPC

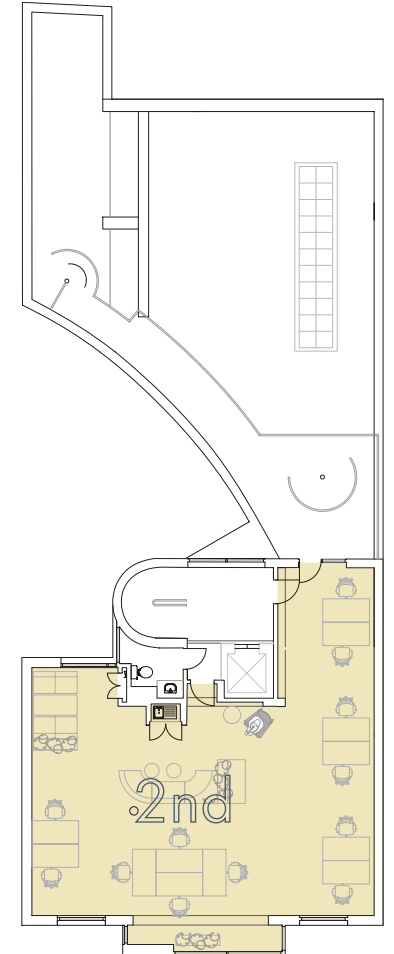
Rated C (75)



PLANS 87



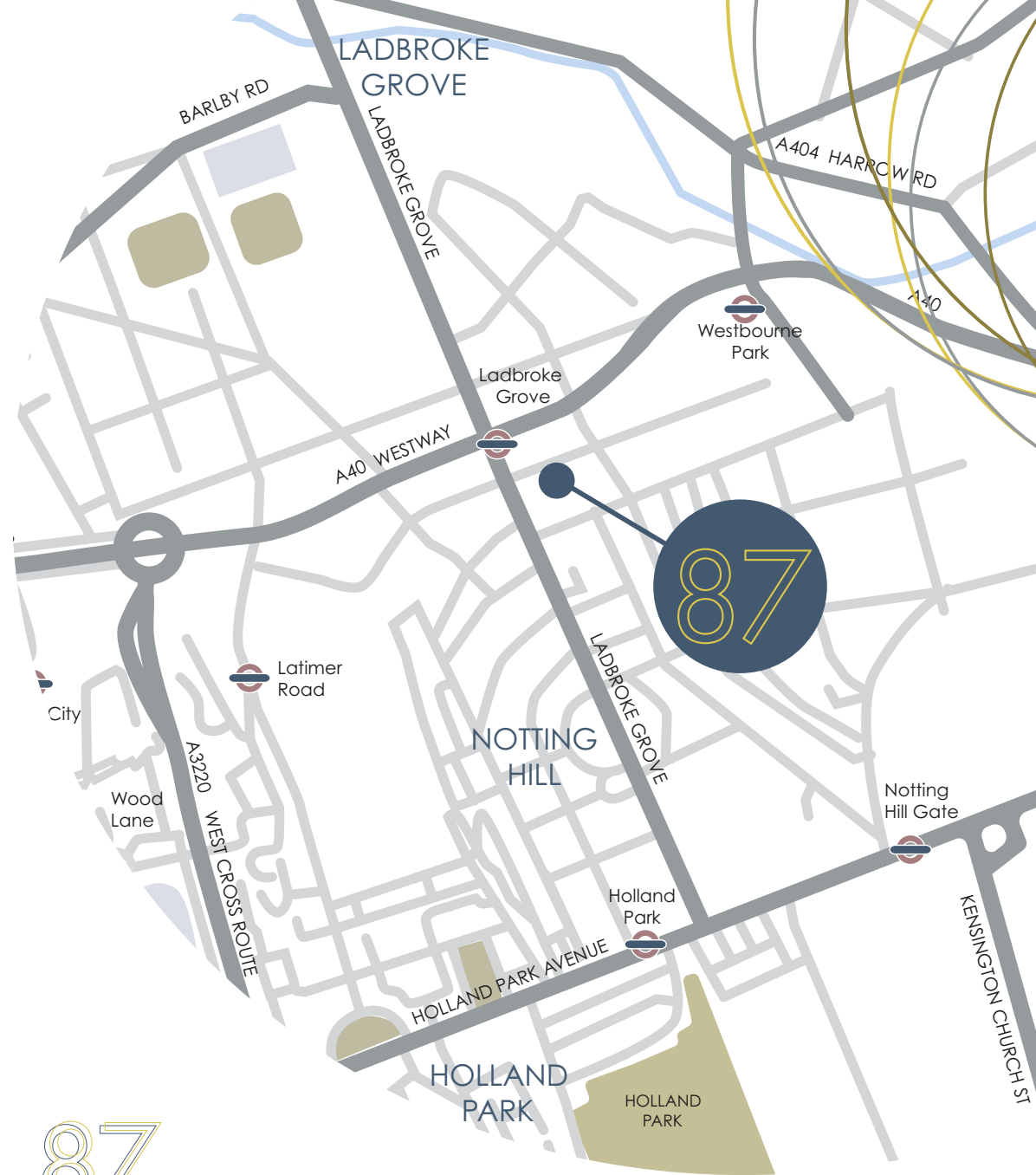
Indicative fit-out



LOCATION 87



Prominently located on Lancaster Road just between Ladbroke Grove and Portobello Road and less than 2 minutes walk from Ladbroke Grove station (Circle and Hammersmith & City lines). There is an abundance of quality local amenities in the surrounding area particularly along Portobello Road and towards Notting Hill Gate.



WELL CONNECTED

Heathrow T1,2 & 3
37 mins

Hammersmith
13 mins

Westfield London
10 mins

87
LANCASTER ROAD

Paddington
10 mins

Kings Cross
23 mins

Waterloo
27 mins





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