



**136B Lancaster Road**  
Notting Hill, London, W11 1QU

**To Let: Beautiful first-floor office flooded with natural light, in a superb Central Notting Hill location and available immediately.**

**563 sq ft**  
(52.30 sq m)

- Outstanding Notting Hill location.
- Set-back from the high street.
- High levels of natural light throughout.
- Just a moment from Portobello Road Market.
- Strong nearby transports links.
- Available immediately.

# 136B Lancaster Road, Notting Hill, London, W11 1QU

## Summary

|                       |                   |
|-----------------------|-------------------|
| <b>Available Size</b> | 563 sq ft         |
| <b>Rent</b>           | £22,500 per annum |
| <b>Business Rates</b> | Upon Enquiry      |
| <b>EPC Rating</b>     | C (64)            |

## Description

These exceptional premises are set just a moment from the ever-popular Ladbroke Grove locale, within a five minute walk of Portobello Market. The subject property is peacefully located on Lancaster Road with the 30 second walk from the main road making a significant difference from a privacy and noise perspective. The property is located at the rear of the first floor accessed through a well-appointed stair well between the entrances to Mathnasium & Marsh & Parsons.

## Location

This vibrant and unique location is highly desirable, offering a fantastically diverse area that boasts strong connectivity to all corners of London. Ladbroke Grove station (Circle and Hammersmith & City Lines) is within a one-minute walk with numerous bus routes a moment away leading through Kensington and across towards Paddington & The West End.

## Terms

Rent: £22,500 per annum.

VAT: The Premises are not elected for VAT.

Rateable Value: £22,250.

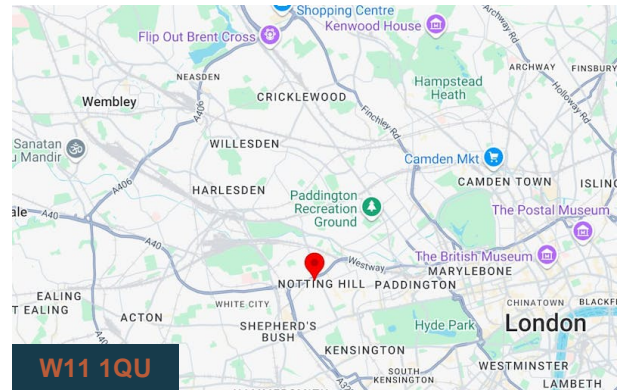
Local Authority: Royal Borough of Kensington and Chelsea.

Possession: Full vacant possession immediately on possession of legal formalities.

Lease Terms: Available Immediately. A new FRI lease granted outside the Landlord & Tenant Act 1954 containing a mutual break clause at the end of the tenancy.

EPC: C (64).

Legal Costs: Each party is to pay their own legal costs.



## Viewing & Further Information



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