



92 GOLBORNE ROAD

PORTOBELLO, LADBROKE GROVE, W10 5PS



STYLISH CONVERTED CHURCH

ARRANGED AS STUDIO OFFICES 4,300 sq ft

the BUILDING

A STYLISH
CONVERTED CHURCH



rear mews entrance & parking



reception



ground floor break out area



kitchen



ground floor kitchen & break out area



ground floor & meeting room



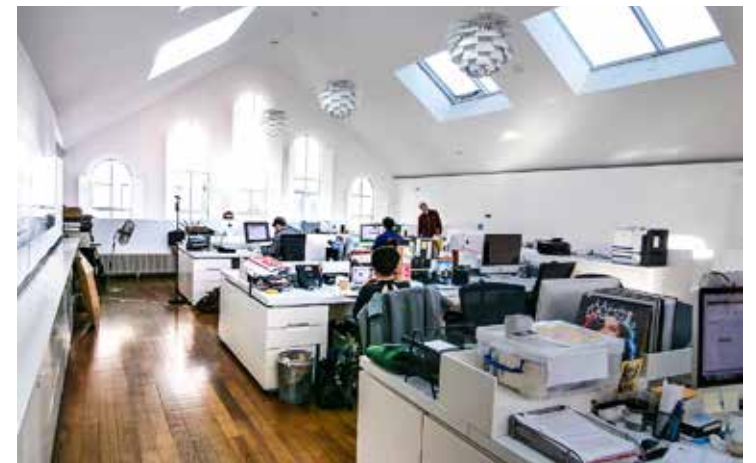
reception area



first floor office area

SPECIFICATION

- Louis Poulsen pendant hung lighting
- High ceilings
- Excellent natural light
- Central heating
- Cat 5 cabling
- Air-conditioning
- Fully fitted white, Corian kitchen
- Secure vehicular access from Munro
- Mews to the rear for deliveries



the LOCATION

Situated at the northern section of Portobello Road, next to the new Portobello Square development. Ladbroke Grove (Circle and Hammersmith & City Line) Underground Station is a 7 minute walk also Portobello Market and many numerous bars and restaurants in the vicinity. In Golborne Road itself are The Golborne Deli, Portuguese and Moroccan cafes and The Earl of Portobello Pub. Also nearby are Pizza East, Supperclub and The Castle Pub in Portobello Road.

B Pizza East



F Lisa's



C Goldborne Deli



H Cafe O'Porto



D Bluebelle Café



LOCAL AMENITIES

- A L'Etoile de Sous
- B Pizza East
- C Golborne Deli
- D Bluebells Café
- E Post office

- F Lisa's - Italian takeaway
- G Mimi's Cupcakes
- H Cafe O'Porto
- I Yoobi Sushi
- J The Castle Pub

LOCAL OCCUPIERS

- 1. Colart Group
- 2. Talk Talk
- 3. Monsoon/Accessorize
- 4. Stella McCartney
- 5. Mario Testino
- 6. Temperley London, Live Nation, Charlotte Olympia

- 7. Designers Guild
- 8. Damon Albarn Studio
- 9. Gumball 3000
- 10. Wilmette Gallery & The Lichfield Studios

TRANSPORT

LADBROKE GROVE (Circle Line and Hammersmith & City Line) Underground Station is a 7 minute walk.

WESTBOURNE PARK (Circle Line and Hammersmith & City Line) Underground Station is a 10 minute walk.

KENSAL GREEN (Bakerloo & Overground) Station is a 20 minute walk

the DETAIL

A distinctive, stylish, self-contained, character building, converted in 2003 from a church into studio style offices by Nick Lee, the project architect from Nicholas Lee Architects. Externally it has a smooth façade, which is a contemporary interpretation of the church frontage that originally stood on the site, with 2 sections of 5 tall windows, those on the 1st floor being elongated arches. The modern theme continues inside with three floors of office and design studio space. Dramatic double-height spaces have been created at either end of the building using a staggered floor configuration. This arrangement maximizes the essential element of natural daylight to all floor areas thereby providing a bright, contemporary interior with high ceilings.



TERMS

Available on a new lease with terms to be agreed

RENT

£55 per sq ft

BUSINESS RATES

£10.49 per sq ft approx (£45,108 pa), 2020/21.
To be confirmed via local authority

EPC

Rated D

AVAILABILITY

FLOORS	SIZE SQ FT	SIZE SQ M
Second floor	1,450	135
First floor	1,375	128
Ground floor	1,475	137
TOTAL	4,300	399

CONTACT

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