

THE STUDIO



frost
meadowcroft

THE STUDIO, KENSAL ROAD, NOTTING HILL, W10 5BZ
2,338 TO 13,778 SQ FT (217.21 TO 1,280.02 SQ M)

LOCATION

Positioned beside the recently redeveloped Gramophone Works, the building sits at the heart of a thriving creative community now home to Kindred Studios and Emilia Wickstead. The popular Cafe in the adjoining Gramophone Works is a valuable amenity.

Kindred have transformed their space into a dynamic Arts Club built around sustainability, collaboration and the nurturing of creative talent. Their presence reinforces the area's reputation as one of London's most distinctive and fast evolving creative quarters, you'll find the jewels of West London lifestyle within easy reach. From the authentic cafés and shops of Golborne Road and Portobello Road to Notting Hill's fine dining and pubs, and White City's retail and members' clubs — everything you need is close by, with more than enough to keep you inspired and entertained.

Ladbroke Grove (Hammersmith & City / District line) is the closest tube being just over 10 mins walk.

TRANSPORT LINKS



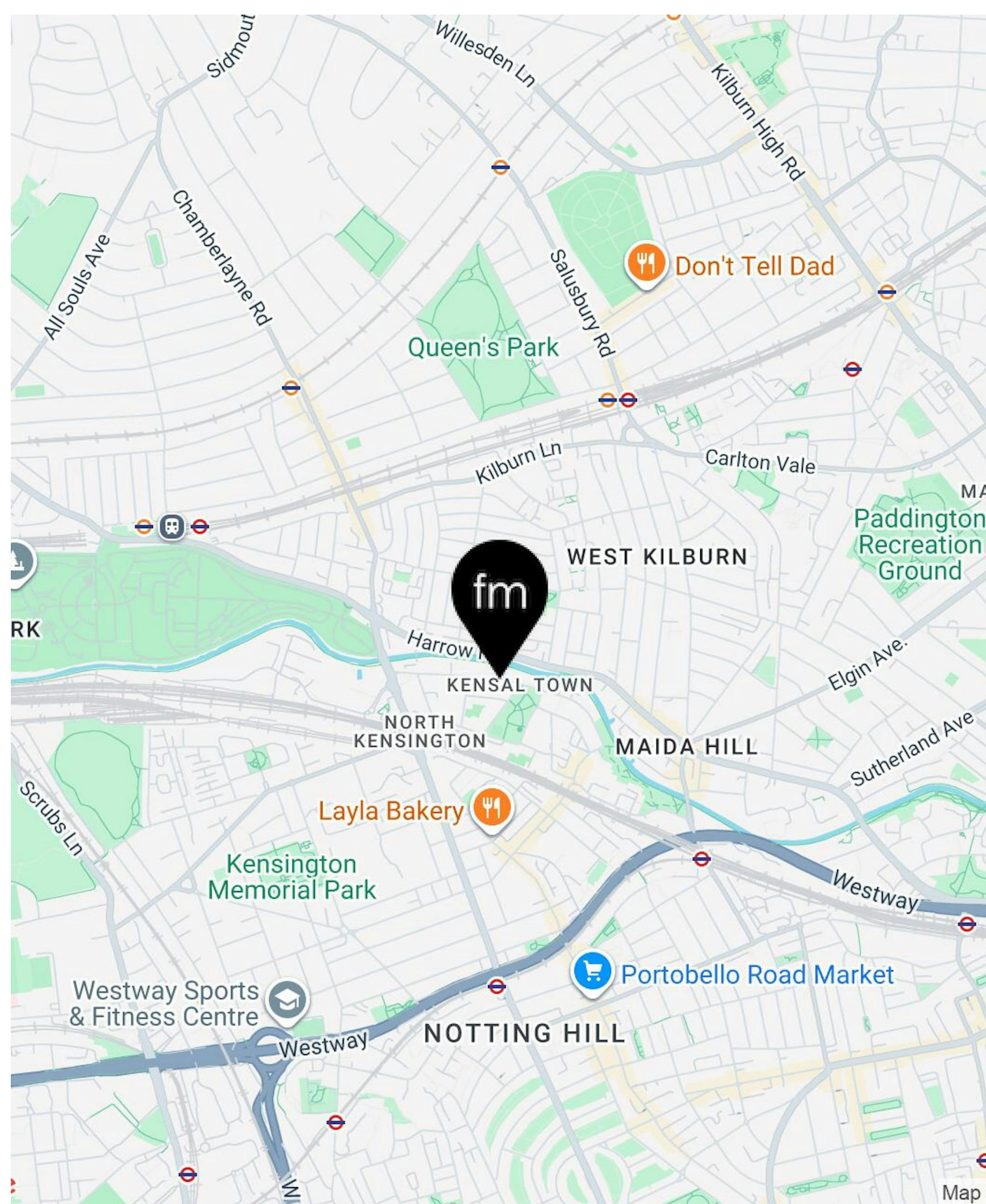
Queens Park (London) (0.6 Miles)



Kensal Green (0.7 Miles)



Kensal Rise (0.7 Miles)

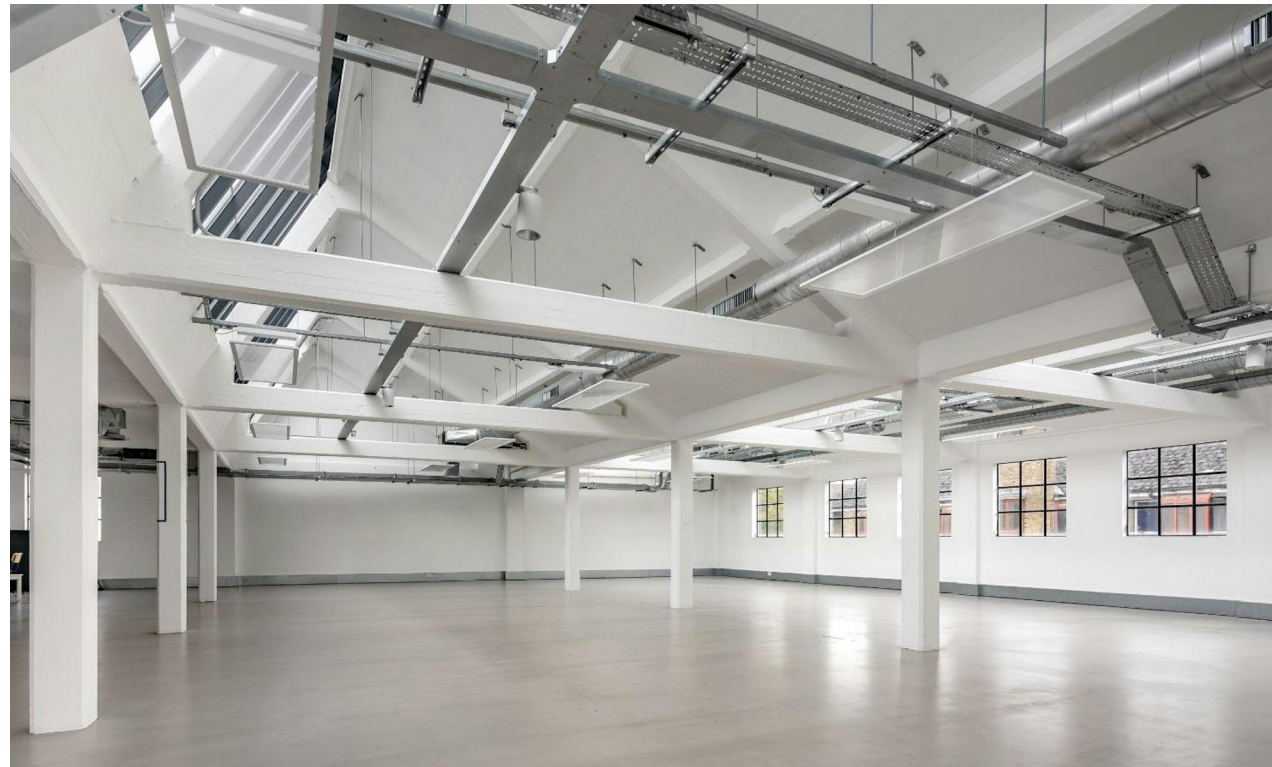
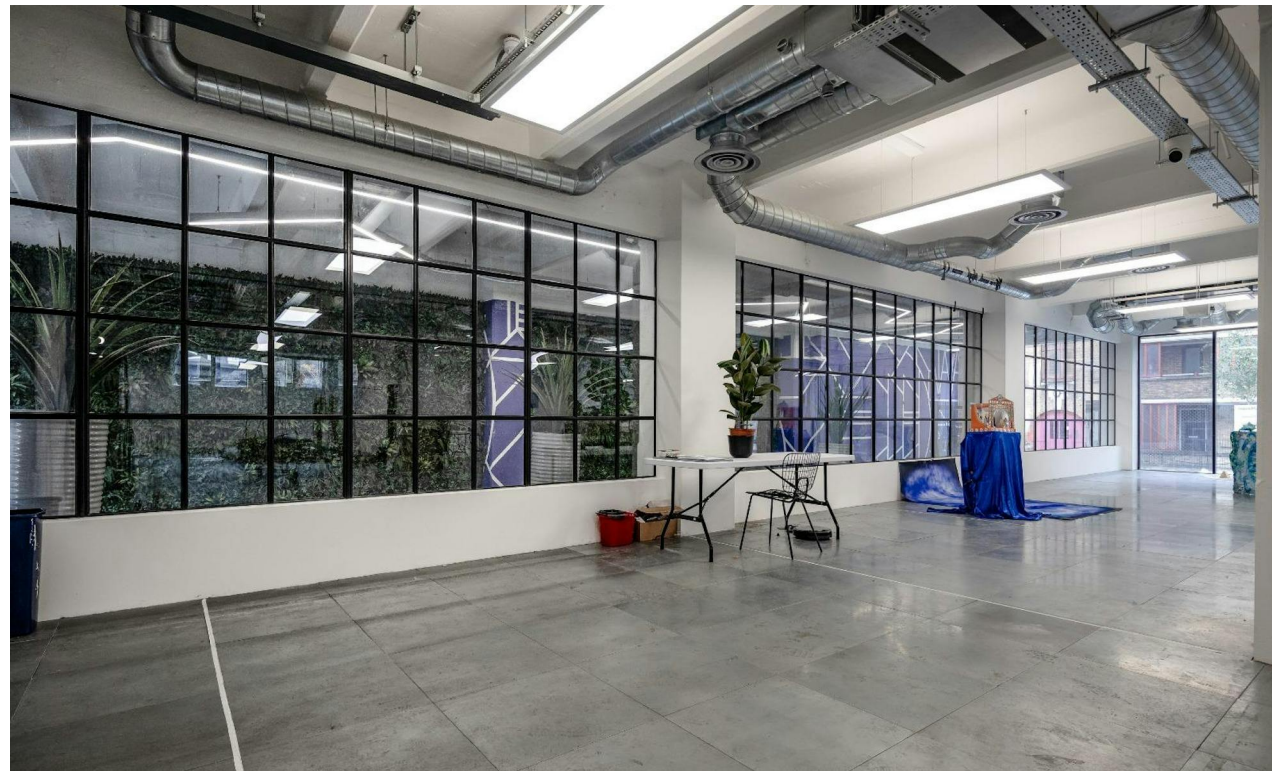


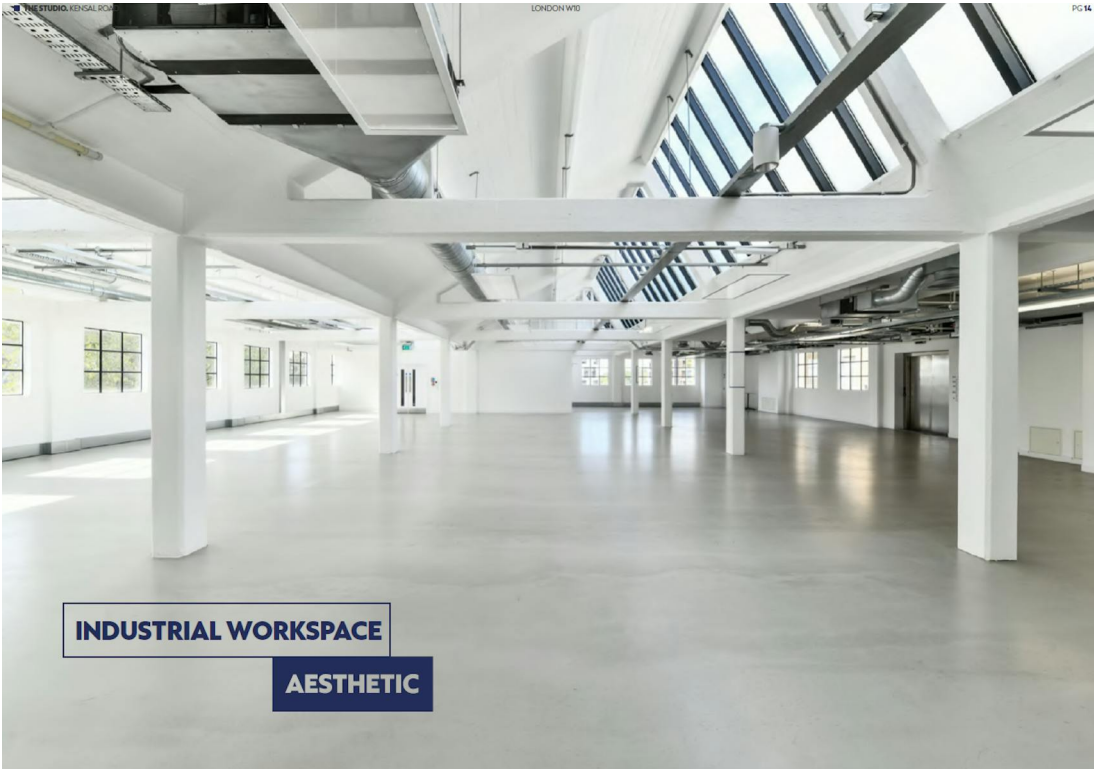
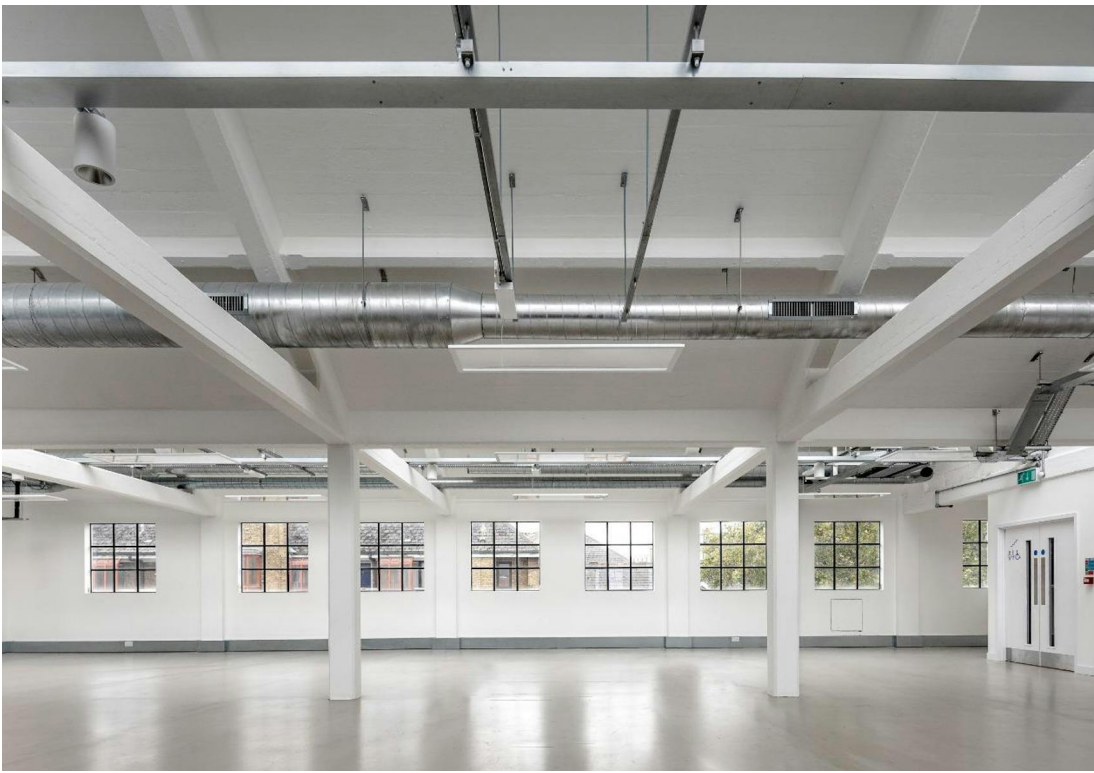
DESCRIPTION

The Studio building prominently fronts Kensal Road and provides 13,778 sq ft of high-quality workspace arranged over the ground and three upper floors. The top floor features an impressive north-light, warehouse-style roof, creating a bright and characterful environment.

At ground level, the showroom-style office can be fully self-contained, with its own dedicated entrance and striking glazed frontage onto Kensal Road, in addition to access via the main reception.

Fully refurbished in recent years the building has modern airconditioning, a passenger lift and modern WCs on each floor with generous showers and bike parking at lower ground level.







ACCOMMODATION

The accommodation comprises the following areas available as a self contained building or on a floor by floor basis:

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Ground	2,338	217.21	Available
1st - First Floor	3,806	353.59	Available
2nd - Second Floor	3,806	353.59	Available
3rd - Third Floor	3,828	355.63	Available
Total	13,778	1,280.02	

RENT

£37.50 per sq ft (£87,675 – £516,675 per Annum)

ADDITIONAL INFORMATION

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