

A photograph of The Phoenix Brewery W10 building. The building is a multi-story structure with a mix of brick and glass. The central part of the building features a prominent glass facade. The brickwork is a light tan color with red brick accents around the windows and roofline. The windows are mostly rectangular with dark frames. There are some trees in the foreground and background, and a clear blue sky. A crane is visible in the background behind the building.

THE PHOENIX BREWERY W10

LEASEHOLD & MANAGED OFFICE SUITES

1,284 - 2,900 Sq ft | £45 psf-£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
Ground Floor A & Base	Occupied	2260	
Ground Floor C & D	Occupied	2275	
Ground Floor E	Occupied	548	
First Floor A	Occupied	1289	
First Floor B	Occupied	1251	
First Floor C & D	Occupied	2901	
Second Floor A & B	Occupied	2589	
Second Floor C	Occupied	1248	
Second Floor D	Occupied	1649	
Third Floor B	Vacant	1316	Managed
Third Floor C	Occupied	1294	
Third Floor D	Occupied	1087	
Fourth Floor B	Vacant	1308	Unfitted
Fourth Floor C	Vacant	1285	Unfitted
Fifth Floor B	Occupied	1282	
Fifth Floor C	Vacant	1284	Unfitted
Sixth Floor B & 7th	Occupied	1904	
Sixth Floor C	Occupied	1287	



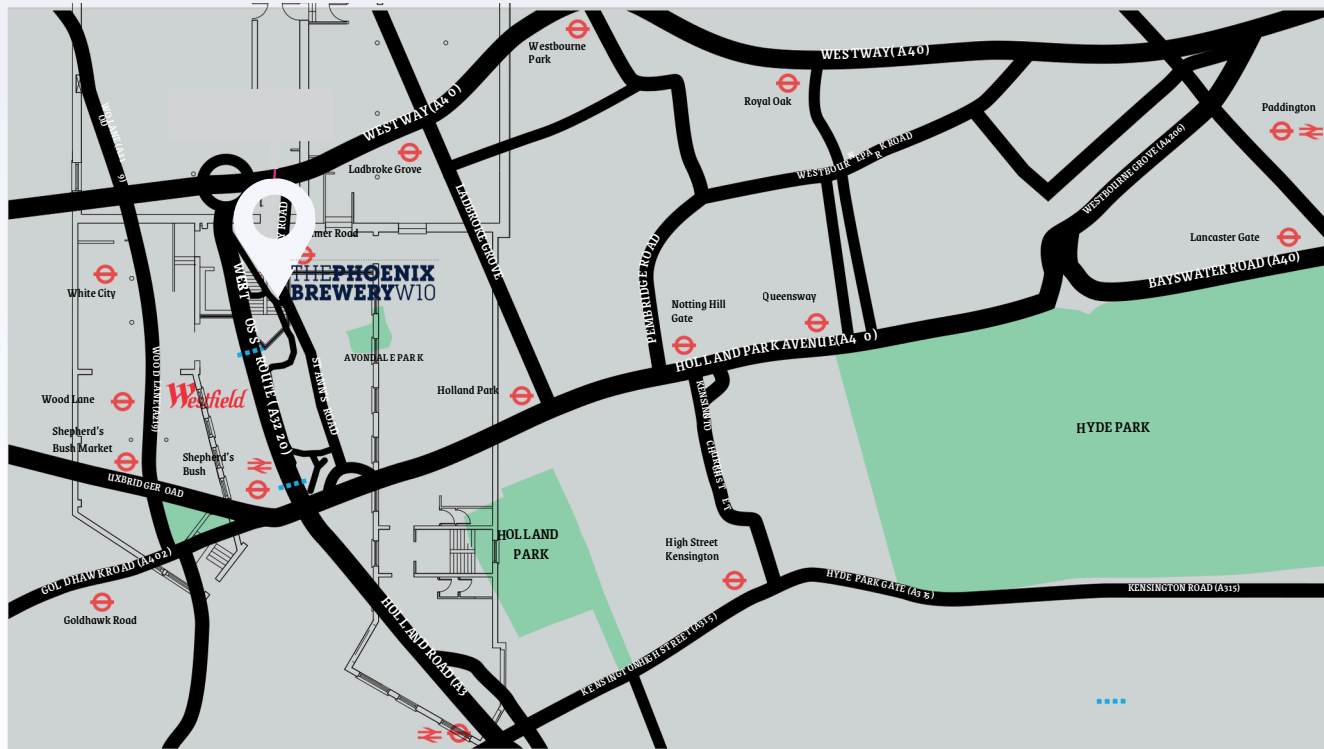
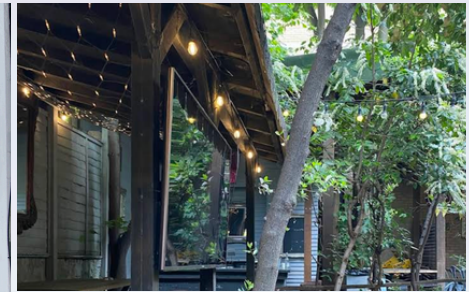
The managed office covers the full range of our amenities, with the following inclusive of the £100psf:

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

Leasehold terms available at £45 psf. All available, unfitted units can 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 new FRI lease
or new lease for a term by
arrangement 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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