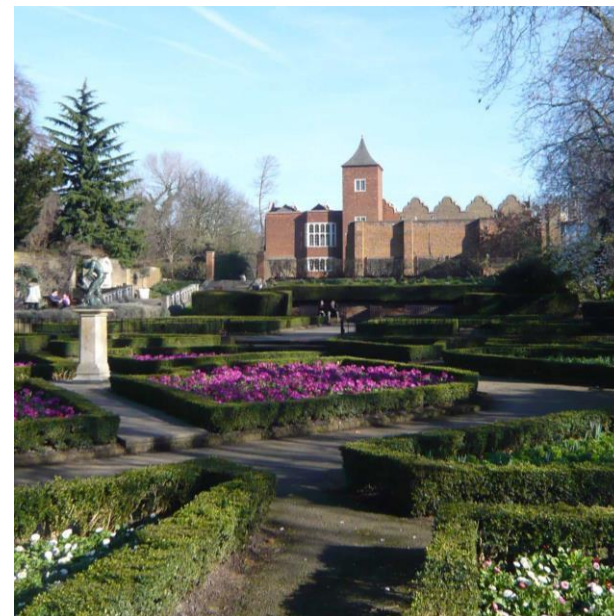


**TO LET**

**850 SQ FT**

Bright contemporary  
studio offices



## **Unit 6, Walmer Courtyard**

**225- 227 Walmer Road, Holland Park, W11 4EY**





## DESCRIPTION

These rarely available units comprise a purpose built complex of studio offices. Unit 6 is split over two floors and benefits from good natural light, arranged around a central courtyard; both floors are open plan.

## AMENITIES

- Excellent light
- Split level space
- Kitchenette
- Self-contained
- Secure Cycle storage

**ACCOMODATION:** 850 sq ft

**RENT:** £29.50 per sq ft

**TERMS:** A new lease is available directly from the Landlord for a term by arrangement.

**RATES:** £14.82 per sq ft (23/24). To be confirmed with Local Authority

**SERVICE CHARGE:** £1.41 per sq ft. (£1,200 per annum).

## LOCATION

North Holland Park location – close to the amenities of Clarendon Cross (restaurants and boutique shops) and within 10 minutes' walk of Portobello Road. Latimer Road Underground Station is a 7 minute walk to the north of the property (Circle line & Hammersmith City lines) and Holland Park (Central Line) is an 11 minute walk to the south of the property.



**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.



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