



TO LET

Unit 14, 77 Latimer Road, North
Kensington, W10 6RQ



Video Link

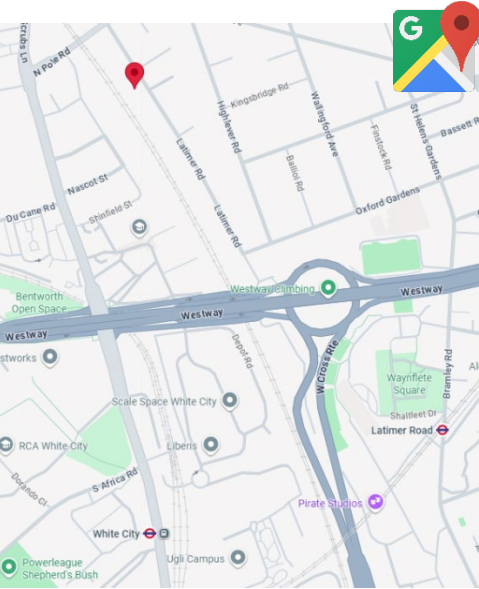
Industrial Opportunity

2,747 sq ft

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 14, 77 Latimer Road, North Kensington, W10 6RQ



Description

The unit is newly refurbished, end of terrace industrial warehouse unit of steel portal frame construction, forming part of a well let terrace just North of White City. The unit comprises of ground floor only space with an eaves height of 4.4m rising to 5.08m at the apex.

Internal amenities include:

- Three-phase power
- Water, Waste & Capped Gas
- Electric Up and over Shutter
- WC provisions
- Kitchenette
- Electric Security shutters over windows
- Yard depth approx. 12m

Location

The unit is located on Latimer Road which is located just north of White City and within walking distance of White City underground station (Central Line services). The unit is strategically located just off the junction of the A40 Westway at the Westway roundabout linking to the A3220 which leads to Holland Park Avenue and Shepherd's Bush Gardens.

Use

We understand that this unit is suitable for E(g)(iii) & B8 uses. Interested parties are advised to make their own enquiries.

Terms

The unit is available on a new lease directly from the landlord on terms to be agreed. Offers are invited in excess of £91,000.

Floor Area (GIA)

Unit	Sq ft	(m ²)
Ground Floor	2,747	255.18

EPC

An EPC is available upon request.

Rates

Rateable value: £48,250

Rates payable 26/27: £24,608

Interested parties are advised to make their own enquiries to the Royal Borough of Kensington and Chelsea.

Legal Costs

Each party is to bear their own legal costs.

Plans

Available upon request

Viewing

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
Fabians@grantmillswood.com
07494 474190



Jonathan Hay
Jonathanh@grantmillswood.com
07798 605532



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