UNIT 1 WALMER COURTYARD

225-227 Walmer Road

LONDON, W11 4EY

To Let / For sale
Self-Contained Ground Floor Studio Premises

Suitable for Class E
(Offices, Medical, Leisure etc.)

443 SQ. FT.



R|B

ROBERT IRVING BURNS

DESCRIPTION

FLOOR BREAKDOWN

MEASURED SURVEY AVAILABLE UPON REQUEST

NIA Figures Below

The opportunity is a recently refurbished office/studio suite situated on the ground floor of an early 20th Century brick-faced, mixed-use building with a pitched roof and secure gated courtyard. Access is available directly from Walmer Road via double doors or through the central courtyard.

The accommodation comprises an open-plan office/studio/workshop area (with potential for drive-in access) offering good ceiling height. The space features white-painted brick walls, hardwood flooring, and a fitted kitchen. To the rear, there is a tiled shower room with WC facilities.



AMENITIES

- Double doors onto Walmer Road
- Good ceiling height
- Hardwood flooring
- White box finish
- Kitchenette
- Shower & WC
- Pendent lighting

FINANCIALS

Size (sq.ft.)	443
Quoting Rent (p.a.) excl.	£21,600
Service Charge	TBC
Estimated Rates Payable (p.a.)	£6,372
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	**£27,972**

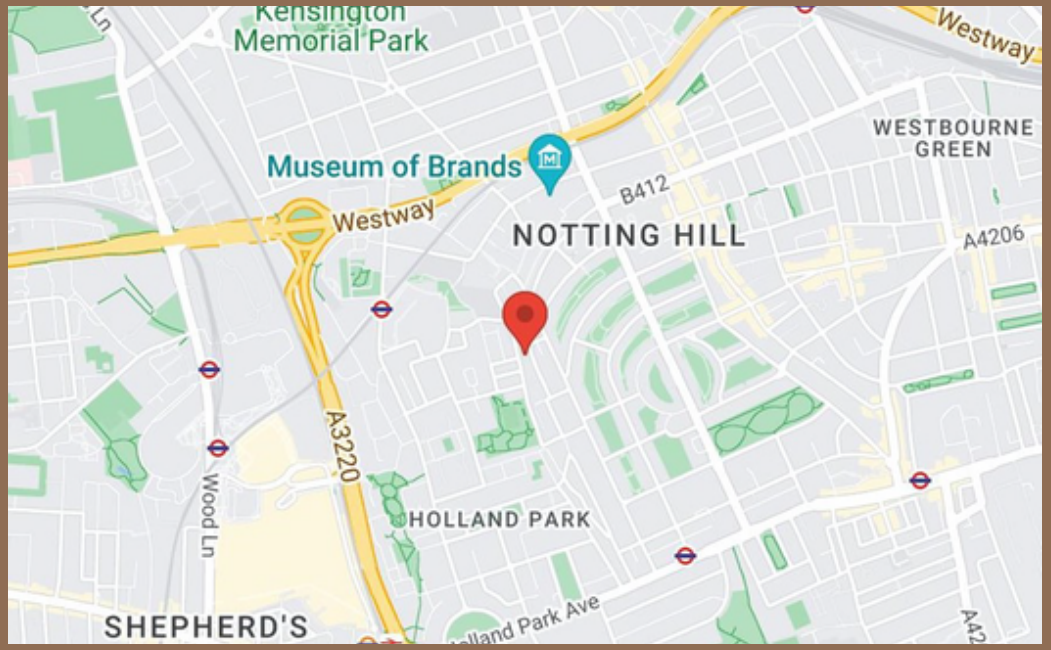
FLOOR PLAN

Not to scale For indicative purposes only.
Scaled floor plan available upon request










Kyoto Gardens


The Ledbury



Coronet Theatre

LOCATION

LOCATED IN NOTHING HILL

The premises are located within a terrace of mixed-use buildings on the east side of Walmer Road, directly opposite the junction with Runcorn Place. The surrounding area is home to a variety of occupiers including PFP Architects, Rugby Portobello Trust, Tarka London, WT Global Network, SBA Group, Kensington Karate Club, Spa Experience Kensington, Kensington Leisure Centre, Aninna Clothing, Summerill & Bishop, Temple Gallery, Suzy Hoodless Studio, Piano Nobile, and Julie's Restaurant.

A wide range of further shops, cafés, and restaurants are situated nearby on Ladbroke Grove and Portobello Road. Excellent public transport links are available via St. Ann's Road and Ladbroke Grove (buses), with underground access at Latimer Road (Hammersmith & City line) and Ladbroke Grove (Hammersmith & City line).











FURTHER INFORMATION

SALE PRICE
£399,000

The premises is being sold with a Long Leasehold,
granted for a term of 999 years from 24th June 1986.

LEASE
A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION
Available from October 2025. Upon completion of legal formalities.

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
73C.

VAT
The property is not elected for VAT.

FLOOR PLANS
Scaled floor plans available uppon request.

CONTACT US

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Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026.