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Character offices in Kensington
ALMA STUDIOS, 32-34 STRATFORD ROAD, KENSINGTON, W8 6QF
894 TO 980 SQ FT (83.06 TO 91.04 SQ M)

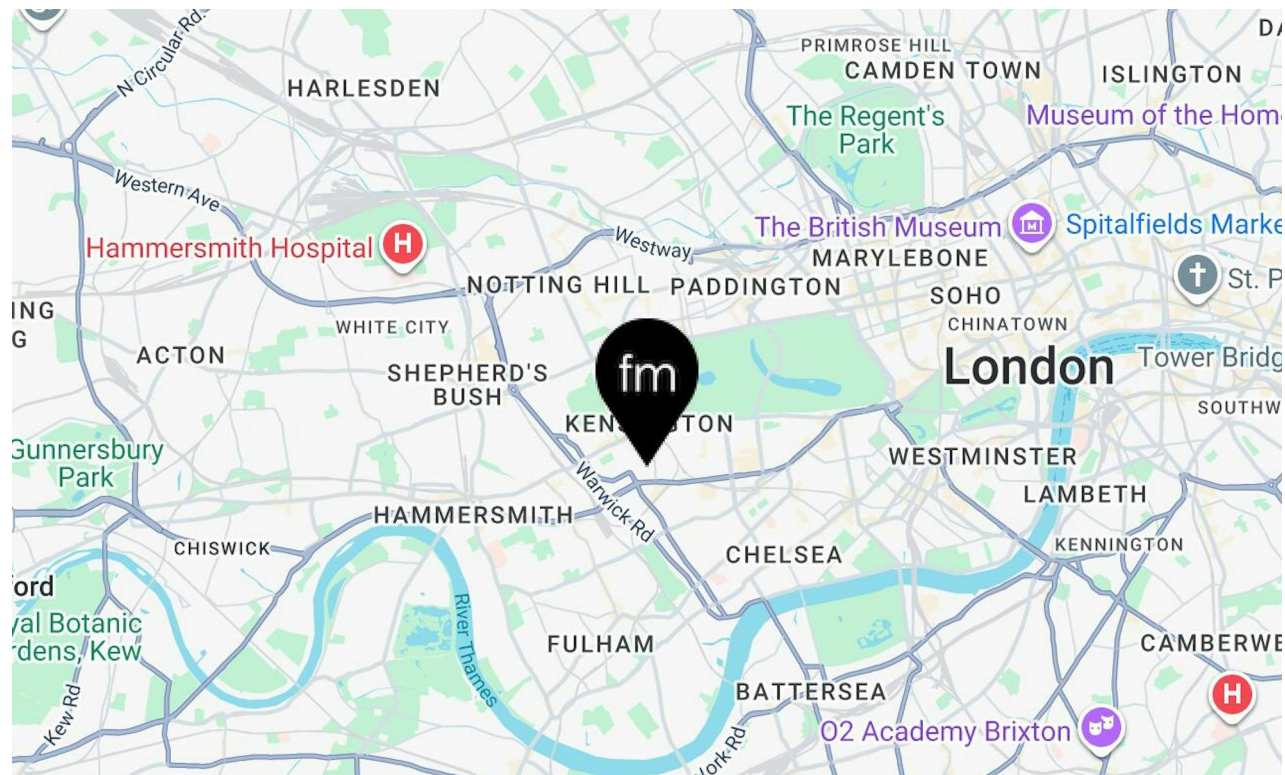
LOCATION

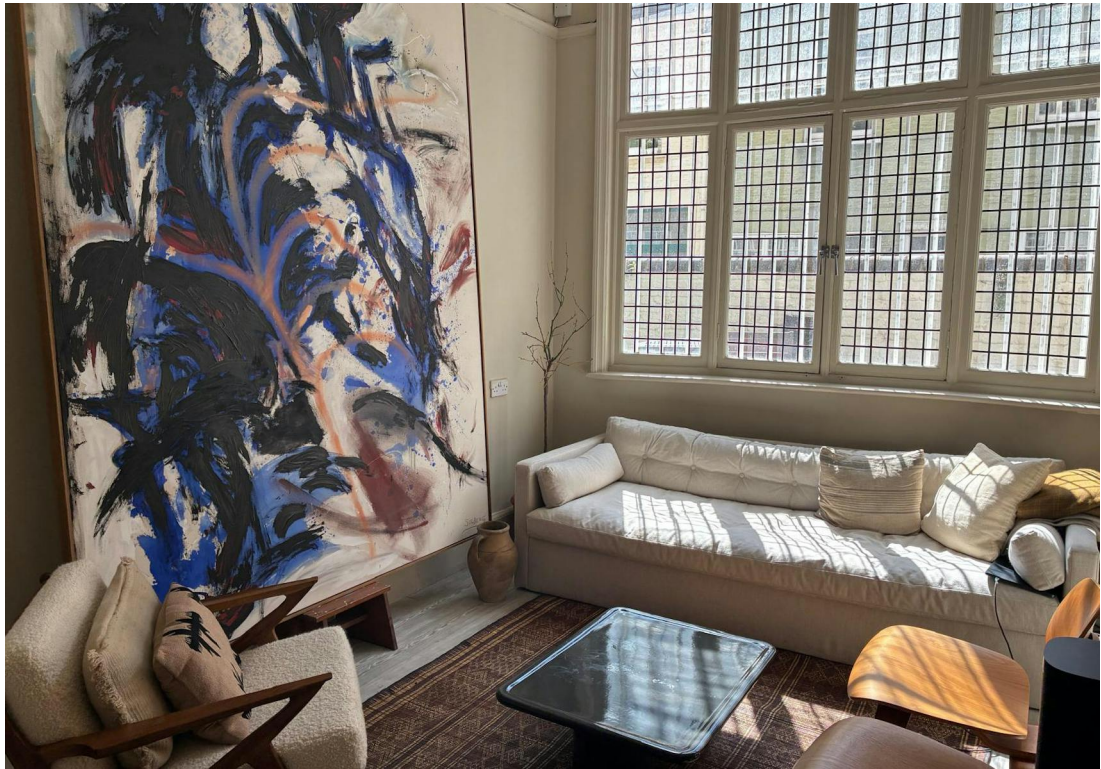
Located in central Kensington, the property sits prominently on Stratford Road at its junction with Radley Mews. The immediate area offers a variety of independent cafes, shops and everyday amenities, while Kensington High Street's established retail, dining and leisure offer is just a short walk away. Alma Studios benefits from excellent transport connectivity. Kensington High Street Underground Station, served by the Circle and District lines, and Earl's Court Underground Station, providing Piccadilly and District line services, are both within easy walking distance. Road access is equally convenient, with the A4 close by offering direct routes to central London, Heathrow Airport and the wider motorway network.

DESCRIPTION

Alma Studios presents two distinct office suites across ground and second floors, offering flexible and well-appointed accommodation in the heart of Kensington. The ground floor office benefits from its own private outdoor terrace, shower facilities, a kitchen, and a dedicated meeting room, ideal for businesses seeking a self-contained workspace with exceptional amenity provision.

The second floor office enjoys high ceilings and excellent natural light, complemented by its own kitchen and meeting room, creating a bright and productive environment for any occupier. Both suites are finished to a high standard, delivering professional and functional settings suitable for a range of businesses. Situated within this well-established Kensington location, Alma Studios represents a compelling opportunity for occupiers seeking quality office space in W8





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AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Studio 3	980	91.04	Available
Ground - Studio 1	894	83.06	Available
Total	1,874	174.10	



RENT

£56 per sq ft (£50,064 – £54,880 per Annum)

BUSINESS RATES

Rates Payable £22 per sq ft Tenant to confirm with local authority

SERVICE CHARGE

£5 per sq ft

LEGAL FEES

Each party to bear their own costs

EPC

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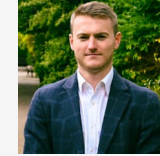
VAT

Applicable

ADDITIONAL INFORMATION

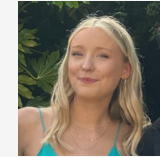
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