



OFFICE TO LET | 830 SQ FT

122 FRESTON ROAD, NOTTING HILL, W10 6TR



020 7794 7788 | [DUTCHANDDUTCH.COM](https://dutchanddutch.com)

GROUND FLOOR COMMERCIAL SPACE CLOSE TO NOTTING HILL

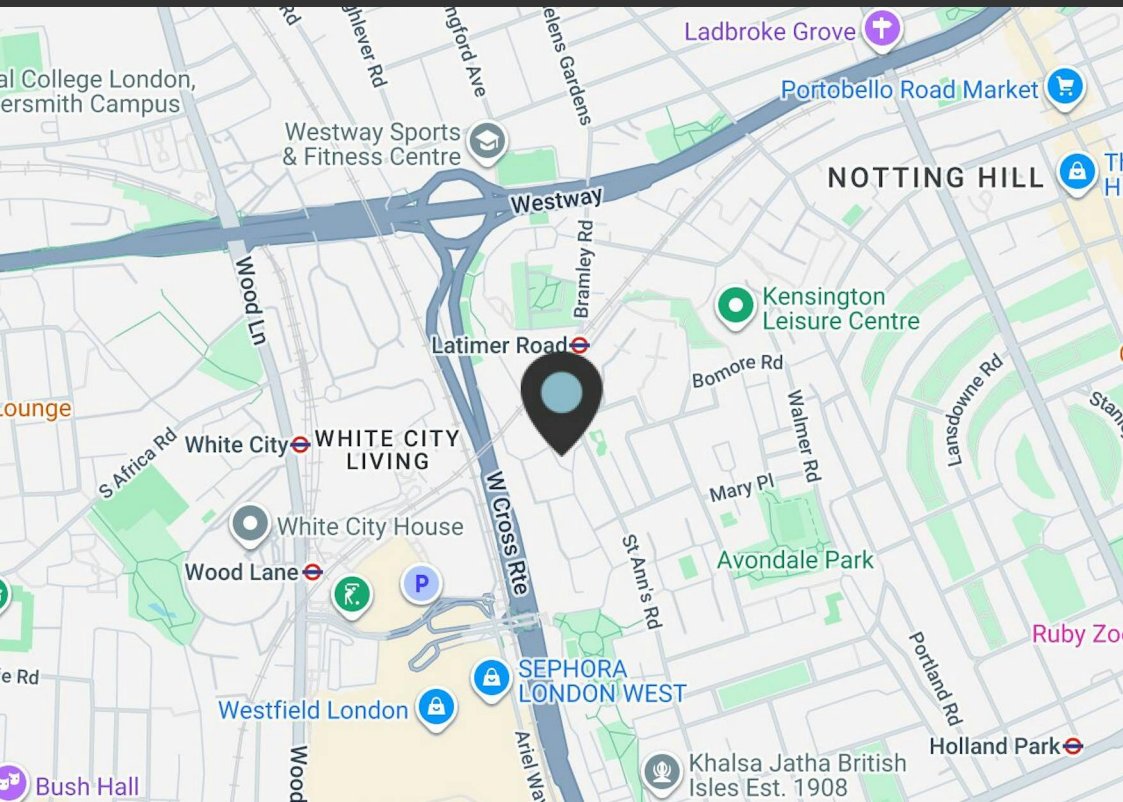
- Short walk to Latimer Road underground station (Circle and Hammersmith & City line)
- Within close proximity to Westfield Shopping Centre
- Walking distance to White City
- Versatile open plan layout with great natural light
- Air-conditioning
- Modern Kitchen
- Suitable for a range of e-uses (subject to the landlords approval)



DESCRIPTION

An excellent opportunity to acquire a bright and well-presented ground floor commercial unit on a new lease in Notting Hill, W10. The space benefits from air conditioning, attractive carpeted floors and excellent day-to-day functionality with kitchen and WC facilities already in place. Plenty of natural light brightens the space throughout, giving it an open, welcoming atmosphere for both staff and visitors.

The space would be suitable for a range of e-use classes (subject to the landlords consent).



LOCATION

Well positioned in W10's Notting Hill/North Kensington neighbourhood, 122 Freston Road benefits from a strong mix of residential and commercial surroundings, with Notting Hill, Portobello Road, Westfield, and Golborne Road close by for amenities, cafes and restaurants and independent retailers. Excellent transport connections are within easy reach, including Latimer Road (Circle/Hammersmith & City Lines) and Shepherd's Bush Mildmay Line for fast access across London.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	830	77.11	Available

RENT

£33,000 per annum

RATES & CHARGES

Service charge: £2,700 per annum Electricity and Insurance
Rates payable: £12,348.75 per annum

TERMS

A new lease for a term by arrangement.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

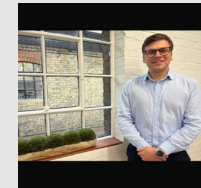


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