TO LET

Office/light industrial unit

Unit 1, Bard Road
London W10 6TP

1,403 sq ft (130.34 sq m)
Unit 1, Bard Road
London W10 6TP

LOCATION:
The premises are located on the western side of Bard Road which is situated just off Freston Road in the attractive borough of Kensington & Chelsea. Latimer Road underground station (Hammersmith & City and Circle Lines) is a five minute walk, while Shepherds Bush station (Central Line and London Overground) is a 14 minute walk. The A40 Westway is situated to the north and provides access to Central and West London. Local amenities are numerous with the Armadillo and Notting Dale cafes moments away and Westfield Shopping Centre is within a 10 minute walk providing retail, restaurant and leisure facilities.

Local occupiers include: Stella McCartney, Monsoon, Mario Testino, Talk Talk, The Louise Blouin Foundation, Live Nation and Alice Temperley.

DESCRIPTION:
The property comprises a light industrial/office building arranged over ground and first floors. Accommodation currently includes partitioned office, kitchenette, W.C. facilities and car parking.

ACCOMODATION:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SIZE SQ FT (SQ FT)</th>
<th>SIZE SQ M</th>
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<tbody>
<tr>
<td>First floor</td>
<td>651 sq ft</td>
<td>60.47 sq m</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>752 sq ft</td>
<td>69.86 sq m</td>
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<tr>
<td>TOTAL</td>
<td>1,403 sq ft</td>
<td>130.34 sq m</td>
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RENT:
£29.95 per sq ft (£40,000 per annum)

TERMS:
Available on a new lease on terms to be agreed.

SERVICE CHARGE:
£2.50 per sq ft

RATES:
£9.93 per sq ft approx. to be confirmed with local authority.

EPC:
Available on request

FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENTS
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