

PARK HOUSE 206-208 LATIMER ROAD W10 6QY

**870 sq ft and 1,226 sq ft
Offices To Let**



LOCATION

Park House is situated close to the junction of Latimer Road with Oxford Gardens in North Kensington. Latimer Road (Hammersmith & City Line) Underground Station is close by and many bus routes pass along North Pole Road serving the immediate area and providing easy access to the West End.

Local occupiers include The Litchfield Studios, Designers Guild and Gumball Rally HQ.

Subject to contract and exclusive of VAT if applicable

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DESCRIPTION

Park House comprises a Victorian commercial building that has been converted to provide various office suites on Ground to First floors with a shared forecourt area.

Unit C First floor	870 sq ft
Unit B Ground floor	1,226 sq ft
Total	2,096 sq ft



Undergoing refurbishment to open plan, new lighting, WC fit out, Wood floors, Perimeter trunking with small power.

Unit C approx. 870 sq ft



Picture of top floor unit finished to same specification

AMENITIES	
➤ Independent Heating	➤ New wood floors
➤ New cooling and heating	➤ Forecourt shared parking
➤ Good Natural light	➤ 24 Hour Access
➤ Private WC Facilities	➤ Small power fitted in metal perimeter trunking
➤ Kitchenette	

TERMS

The premises are available to let on new flexible lease directly from the freeholder at £37.50 per sq ft per annum exclusive.

BUSINESS RATES

The premises are located in the Royal Borough of Kensington & Chelsea. All interested parties should verify the amount of rates payable directly with the Local Authority and to see if any grants or small business relief are available to them.

Suite B Rateable value £26,000, payable 2012-21 **£12,974**

Suite C Rateable value £17,750 , payable 2020-21 **£8,857.25**

SERVICE CHARGE

Approx. £6.50 psf

TOTAL ESTIMATED COSTS

<u>Unit</u>	<u>Area</u>	<u>Rent</u>	<u>Service</u>	<u>Rates</u>	<u>Total PA</u>	<u>Monthly</u>
B	1,226 sq ft	£45,975	£7,969	£12,974	£66,918	£5,577
C	870 sq ft	£32,625	£5,655	£ 8,857.25	£47,13.25	£3,928

The above are estimates and exclude all other direct property and utility costs and VAT.

POSSESSION

Immediate upon completion of legal formalities

ENERGY PERFORMANCE CERTIFICATES

In preparation for unit C, Unit B D78

VIEWING

Strictly by prior appointment with the freeholders agents [HNG 020 3205 0200](tel:02032050200)

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