



TO LET First floor courtyard office fashionable location
822 sq ft (76.4 sq m) approx

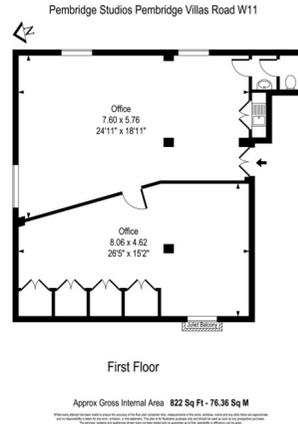
5 Pembridge Studios
27a Pembridge Villas, Notting Hill, London W11 3EP

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LOCATION

At the heart of fashionable Notting Hill, approximately 400 yards from Notting Hill Gate Underground Station (Central, District & Circle Lines). The courtyard development of 27a Pembridge Villas is amongst some of London's finest Victorian architecture in a quiet courtyard setting.



Tea point / kitchen
24/7 access
Double glazing (in part)
Bicycle parking

Electric Storage heaters
Secure courtyard environment
Fashionable location
EPC C, 73.

FLOOR AREA

First floor 822 sq ft (76.4 sq m) approx.

TERMS

To let new lease. VAT to be confirmed.

Floor	Rent sq ft	Rates Payable sq ft estimate	Service charge Sq ft estimate	Vat
First	£47.50	£16.64	£4.63	Tbc

LOCAL OCCUPIERS

Local occupiers include The Campden Charities, Michael Brown Associates, Mishcon Architects and Studio Vero.

VIEWING

For further information or an appointment to view please contact Boston Gilmore LLP

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DESCRIPTION

First floor office/studio, excellent natural daylight and attractive views over the secure courtyard.

Comprising a mainly open plan arrangement with WC accommodation and tea point /kitchen, to let on flexible terms.

Amenities as follows;

Telephone access control

Flexible lease term

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