

W10 STUDIOS 2-4 EXMOOR STREET, LONDON W10 6BD

Office and Studio units to Let

Location

W10 Studios is located at the junction of Exmoor Street and Barlby Road and in close proximity to Ladbroke Grove underground station (Hammersmith & City).

This office and studio scheme is in the Royal Borough of Kensington & Chelsea.

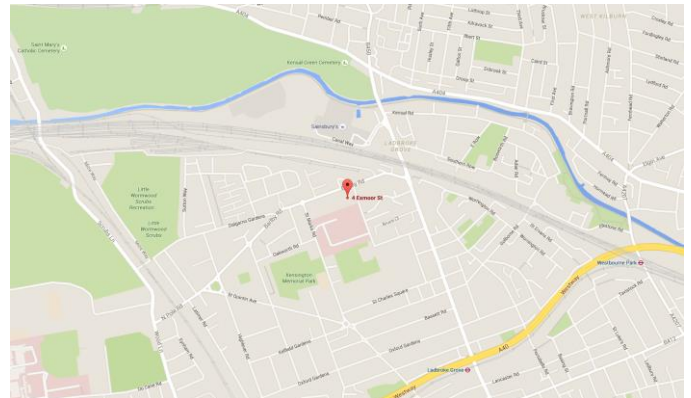
Amenities

- Comfort cooling (some units)
- Central courtyard
- Raised wooden access floors
- Lifts (some units)
- Kitchenettes
- Excellent natural lighting
- Central heating
- Entry phone
- Bike store
- CAT II lighting

Accommodation

Size (sq ft)	Unit	Floor	Air Cooling	Rent per month	Rent per sq ft pax
196 sq ft	Unit 11.4	2 nd no lift	Yes	£575 pm	£35.00
195 sq ft	Unit 11.3	2 nd no lift	Yes	£575 pm	£35.00
475 sq ft	Unit 17	1st	Yes	£1,385 pm	£35.00
600 sq ft	Unit 7a	2 nd	Yes	£1,750 pm	£35.00
300 sq ft	Unit 20.1	2 nd	Yes	£875	£35.00
300 sq ft	Unit 20.3	2 nd	Yes	£875	£35.00
600 sq ft	Unit 8	2 nd	Yes	£1,750	£35.00

(psf pax) Rents are per sq ft per annum exclusive.



Car Parking

Spaces may be available in an adjacent building under license.

Lease Terms

Available on new flexible leases for 3 years outside the Landlord and Tenant Act 1954.

The lease will include mutual break clauses upon either side providing 4 months prior notice.

Business rates

Approx. £8.50 – £9.00 per sq ft. Please verify by direct enquiry to the Royal Borough of Kensington & Chelsea 020 8315 2082 or www.voa.gov.uk.

Please be aware that Rateable Values below £6,000 currently have nil business rates.

Service charge and Building Insurance

£4.50 per sq ft per annum fixed.

VAT

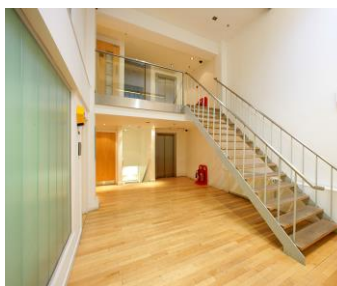
The rent is exclusive of VAT.

Legal costs

Each party to bear their own legal costs and other associated costs incurred in the transaction.

Energy Performance Certificates (EPC)

Available upon application.



Common Parts
Exmoor Street



Courtyard Exmoor Street

By prior appointment only. For further information or to arrange an inspection;

Contact:

Samantha Jones
Levy LLP

020 7930 1070

Dan Catlin or Mark Belsham
HNG

020 3205 0200