



CANALOT
STUDIOS

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222 KENSAL ROAD WESTBOURNE PARK W10 5BN

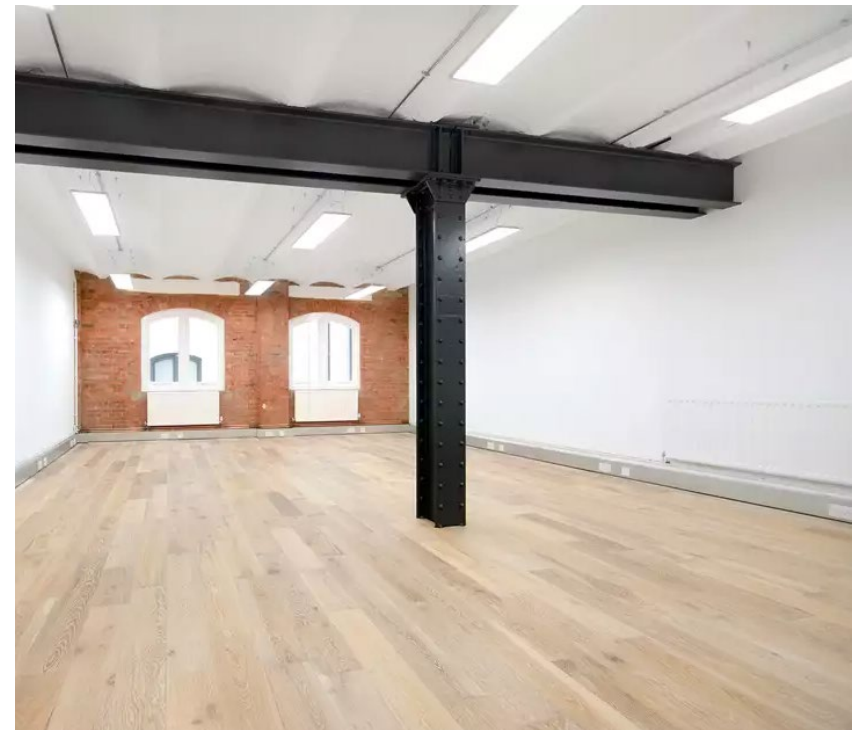
STUDIO STYLE OFFICES FROM 200 sq ft up to 1,110 sq ft

Shared facilities



Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

Studio style units



Amenities

- Staffed reception
- Centre manager
- Wi-Fi
- 24 hr security/access
- Café
- CCTV
- Cycle racks
- Showers
- Loading bays
- Meeting rooms
- Disabled access
- Recycling Facilities



A Great Space & Location

These thoroughly modern offices and studios boast original period features, and offer plenty of natural light throughout, with bright and open communal spaces overlooking the water.

Easily accessible by various tube and Overground stations, it's also within reach of Paddington Station, offering links to the rest of London and beyond for commuters. You can also cycle down the canal and use our dedicated bicycle parking spots.

Public transport connections include

Westbourne Park Underground Station (Hammersmith & City and Circle lines)	11 mins walk
Kensal Green Underground Station (Bakerloo line and National rail)	18 mins walk

Accommodation

LARGE STUDIO STYLE UNIT

2nd floor	1,110 sq ft (up to 22 people)
Rent	£ 3,770 pcm (inclusive rent, electricity, service charge)
Rates	To be confirmed with local authority

SMALL STUDIO STYLE UNIT

The office space ranges from 190 sq ft (up to 5 people) contact agent for current availability and upcoming spaces.

Terms

Studios are available on a 2 year lease with rolling break options subject to 6 months' notice.



frost
meadowcroft
020 8748 1200

Jack Realey / Giles Harker
jrealey@frostmeadowcroft.com
gharker@frostmeadowcroft.com
www.frostmeadowcroft.com