

STUDIO OFFICES TO LET

1,356 sq ft
2,300 to 13,305 sq ft



WESTBOURNE STUDIOS

242 ACKLAM ROAD,
PORTOBELLO W10 5JJ

SCHEME AMENITIES

- Café
- Meeting Rooms
- 24 hour access
- CCTV
- Cycle Racks
- Building wide network connectivity & Wifi
- Vehicle parking spaces (subject to availability and via separate licence)
- Break out spaces
- Communal kitchenettes
- Community feel
- Dedicated Centre manager & Staffed reception
- Showers

SCHEME DESCRIPTION

Westbourne Studios is a creative and characterful building offering exceptional studios which are wrapped around an internal communal atrium. The building features an incredible on-site café and high-spec meeting rooms.

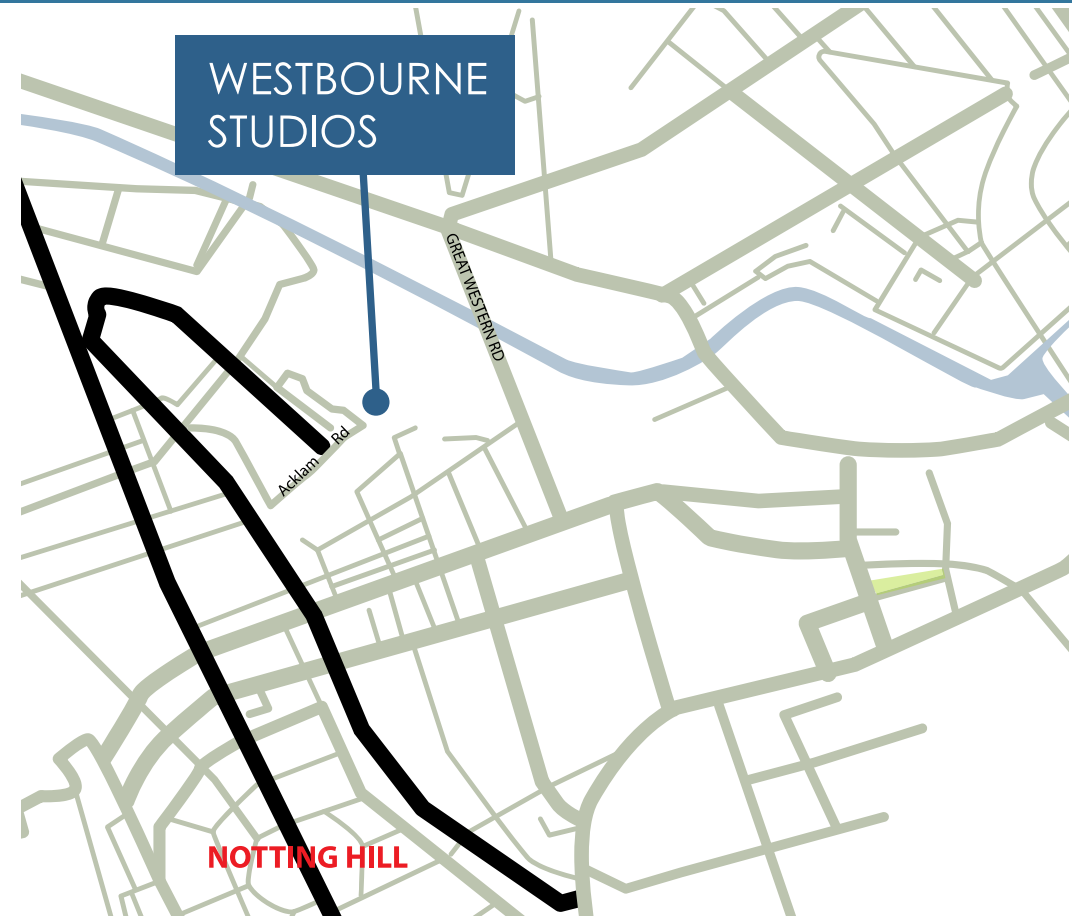
Westbourne Studios is a thriving community of talent; where members of all sectors meet for coffee or something stronger in the communal café. The building has a Wired Certified Gold rating for connectivity.



LOCATION

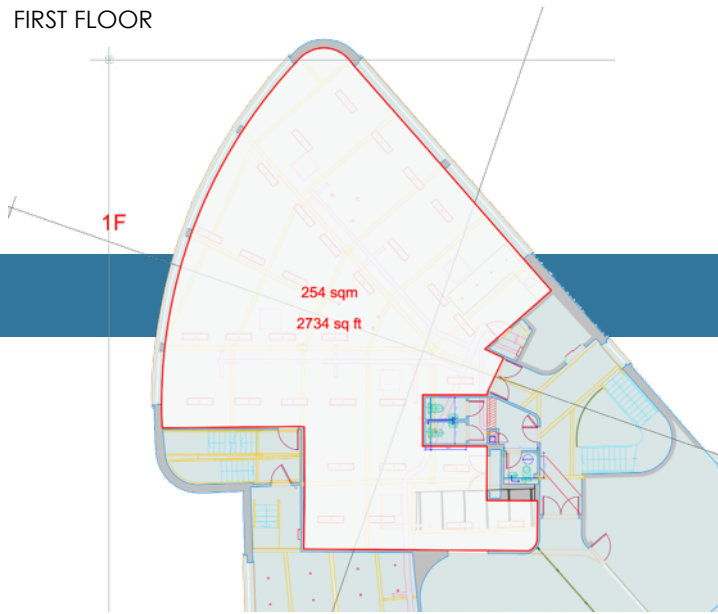
Westbourne Studios is nestled under the Westway in trendy Portobello. Westbourne Park Underground (Hammersmith & City and Circle Lines) is a 5 minute walk to the south of the property. Portobello Road and the Grand Union Canal are also within walking distance.

Portobello Road

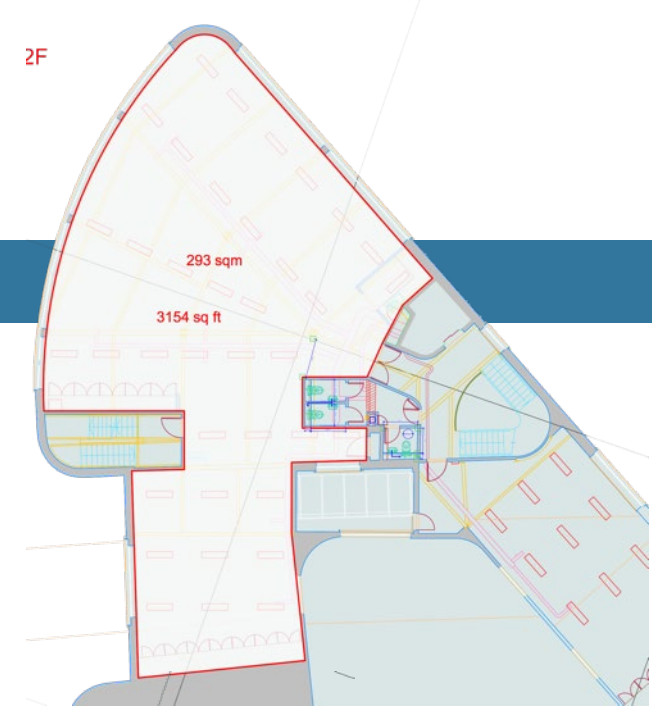


PLANS

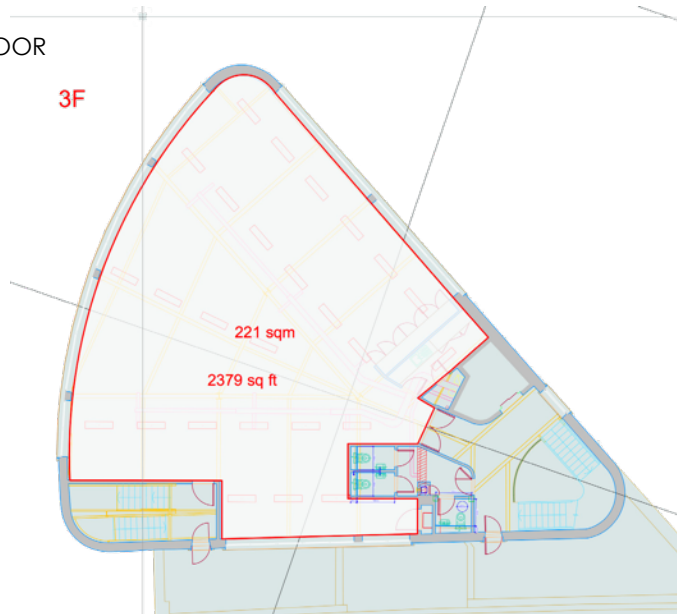
FIRST FLOOR



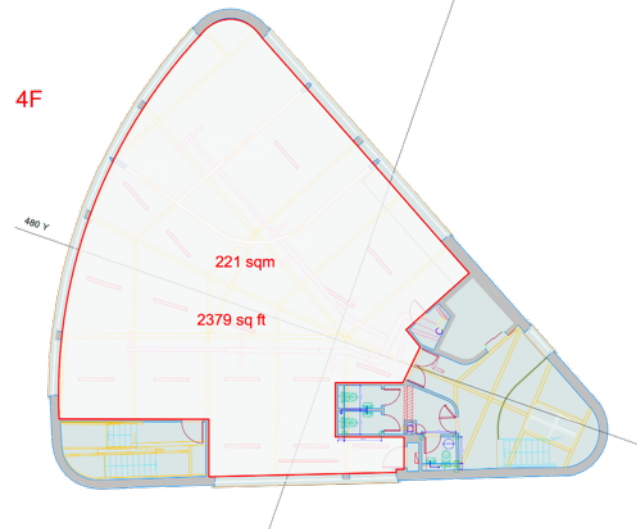
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



STUDIO DESCRIPTION

The Studios available offer exceptional creative office space, benefiting from the following amenities:

STUDIO AMENITIES

- Open plan floorplates
- Superfast Broadband & Wifi
- Air conditioning
- Tempered fresh air
- Independent wet heating system
- Polished concrete floors & steel profile ceilings
- Fitted kitchen
- Galvanised perimeter trunking and linear led strip lights



Typical office fit out



FOR FURTHER INFORMATION
PLEASE CONTACT SOLE AGENTS

**frost
meadowcroft**
020 8748 1200

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

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ACCOMMODATION

Check for further availability with the agent.

STUDIO & FLOOR	FLOOR	SIZE SQ FT	SIZE SQ M
100	Part First	1,356	125.97

** inclusive of rent & service charge*



RENT

Rent on application.

SERVICE CHARGE

£10.02 per sq ft

RATES

approx. £15.29 per sq ft

EPC

Available on request