

TO LET up to  
3,618 sq ft

NEWLY REFURBISHED  
SELF-CONTAINED BUILDING  
WITH PARKING

87

LANCASTER  
ROAD  
NOTTING HILL  
LONDON W11 1QQ



#### SPECIFICATION

- air- conditioning
- fully raised access floors
- new LED lighting
- new shower provision (tbc)
- bike storage facilities
- kitchenettes throughout
- superb light
- roof terrace
- secure parking

# ALL ABOUT 87

## DESCRIPTION

This unique building was originally built in 1990 and designed by Munkenbeck and Marshall architects as the headquarters for Monsoon. Arranged over ground, lower ground and four upper floors with a roof terrace on the 4th floor. All floors are served by a feature glass panelled passenger lift in the central core. The building also benefits from secure car parking underneath the property at lower ground floor level and in front of the building.



4th floor office & terrace



# 87

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



4th floor terrace

## ACCOMMODATION

FLOOR		SIZE SQ FT	SIZE SQ M
fourth	LET	863	80.2
third	LET	1,122	104.2
second		1,189	110.4
first		2,429	225.7
ground (front)	LET	820	76.2
ground (rear)	LET	1,789	165.9
lower ground	LET	738	68.6
<b>TOTAL</b>		<b>3,618</b>	<b>336.12</b>

## IN DETAIL

**RENT**  
£45 per sq ft

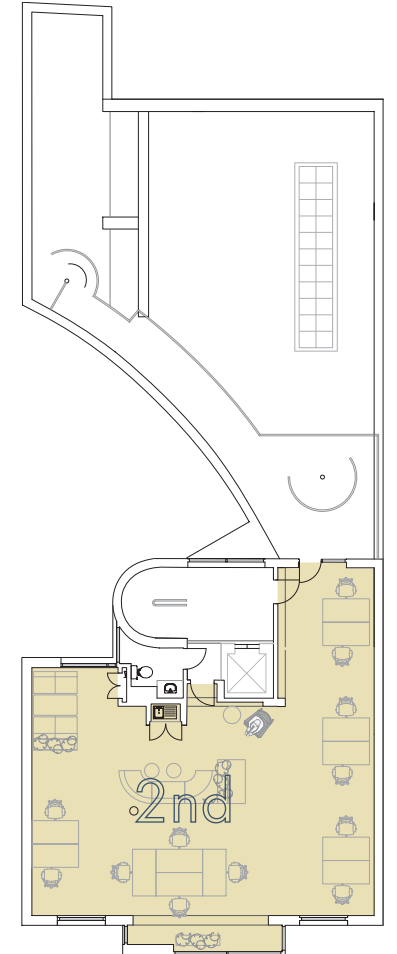
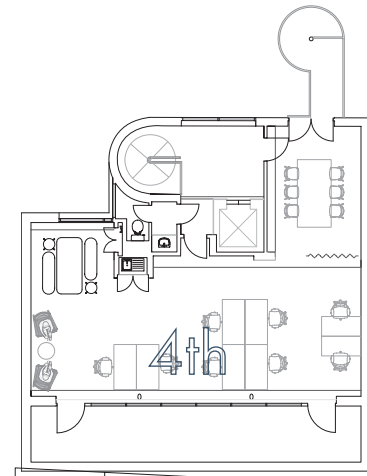
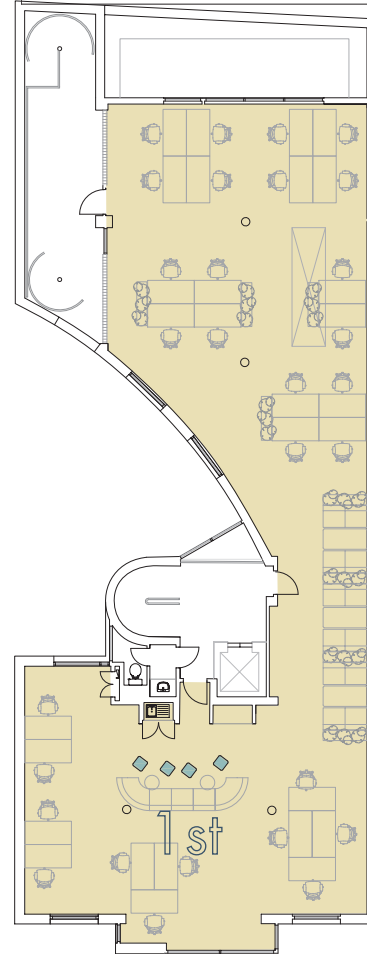
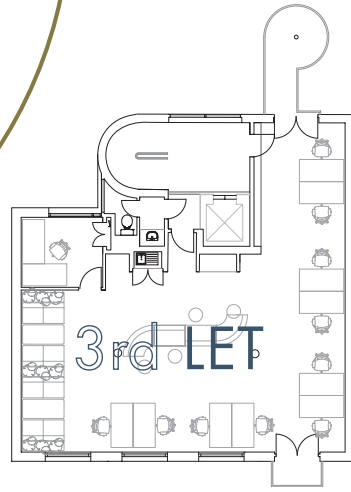
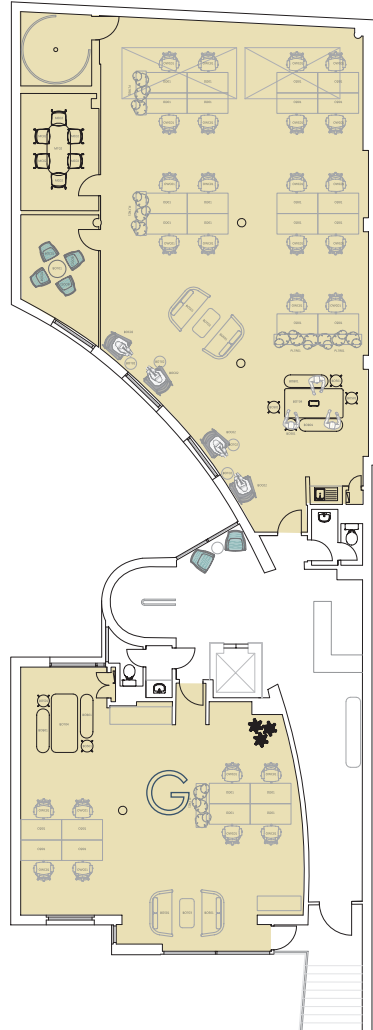
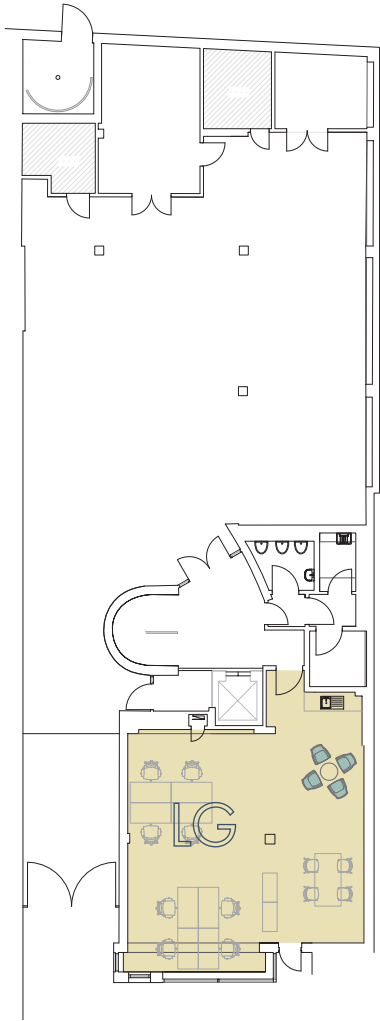
**RATES**  
£21.40 per sq ft 1st floor and  
£23.60 per sq ft 2nd floor  
(24/25). To be confirmed with the  
Local Authority.

**SERVICE CHARGE**  
£11.03 per sq ftbn bb

**TERMS**  
Available floor by floor or as a whole  
on a new lease direct from the freeholder

**EPC**  
Rated C (75)

# PLANS 87

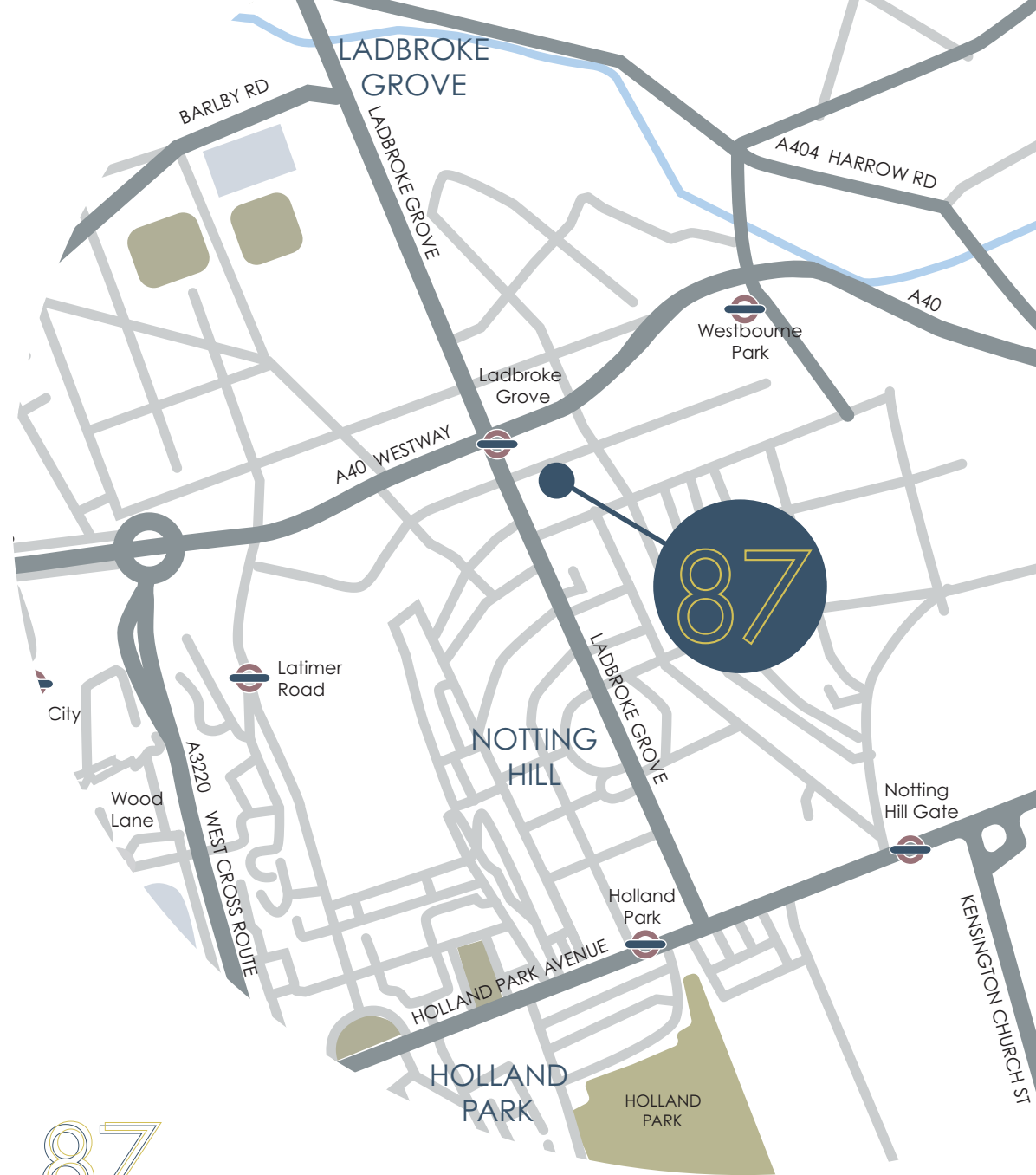


*Indicative fit-out*

# LOCATION 87



Prominently located on Lancaster Road just between Ladbroke Grove and Portobello Road and less than 2 minutes walk from Ladbroke Grove station (Circle and Hammersmith & City lines). There is an abundance of quality local amenities in the surrounding area particularly along Portobello Road and towards Notting Hill Gate.



## WELL CONNECTED

Heathrow T1,2 & 3  
37 mins

Hammersmith  
13 mins

Westfield London  
10 mins

87  
LANCASTER ROAD

Paddington  
10 mins

Kings Cross  
23 mins

Waterloo  
27 mins





## CONTACT

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