

3 BRAMBER COURT

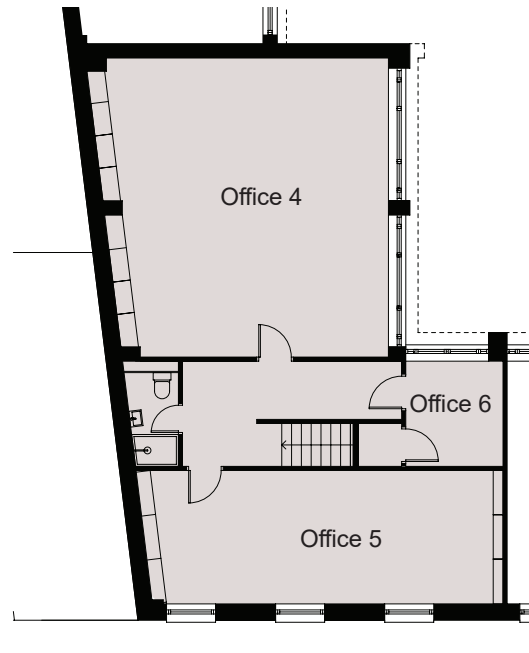
2 BRAMBER ROAD
WEST KENSINGTON
LONDON W14 9PW



TO LET

CONTEMPORARY INDUSTRIAL STYLE OFFICES
68 - 305 - 512 SQ FT





First floor

Bramber Road

ACCOMMODATION

| OFFICES | SIZE SQ FT | RENT | RATES | SERVICE CHARGE | TOTAL PCM |
|-------------------------|------------|------------|----------|----------------|---------------|
| Office 4 (10-12 person) | 512 sq ft | £2,692 pcm | £333 pcm | £1,232 pcm | £4,257 |
| Office 5 (6-8 person) | 305 sq ft | £1,603 pcm | **£0 pcm | £734 pcm | £2,337 |
| Office 6 (1-2 person) | 68 sq ft | £ 500 pcm | **£0 pcm | £208 pcm | £708 |

* Service charge inclusive of Broadband, Services & Maintenance

** Exempt - below 12k pa)

SERVICES

The building owner provides fresh bean coffee, tea and milk and maintain the kitchen.

The offices, desks, floors, kitchen, bathroom and common parts are cleaned regularly, with the ordinary waste and re-cycling disposal included and towels laundered for showering.

The building is fully maintained by the Landlord and has just undergone a full refurbishment. The service charge includes all broadband, utilities, air con, alarms, gas/electricity, garden maintenance, window cleaning and other charges together with ongoing maintenance charges.

These charges are fully inclusive with no hidden extras.

AMENITIES

- Boardroom
- Shared meeting room
- Superfast fibre broadband
- State of the art lighting
- Bespoke desks
- Underfloor heating
- Air conditioning
- Alarm system for each room
- Industrial style kitchen
- Fully serviced
- Cycle parking
- Car parking (on permits)
- Private courtyard
- Excellent light

DESCRIPTION

The offices are immaculate and have been very stylishly designed to a hi-tec specification, with exposed steel beams, industrial features, tasteful furniture and highly contemporary flooring and custom-made desks. They include very extensive CAT 6 and power cabling, UFH, air con, Banham security and state-of-the-art LED lighting systems.

The rooms are all bright and airy with large windows, excellent heating, air con and ventilation. There is inclusive shared access to a boardroom with flat screen TV and the common parts are stylishly furnished with break out areas and seating. There is a contemporary bathroom with modern Vola power shower, UFH and towels provided.

The terms are highly flexible with a 3 month notice exit and with the ability to negotiate upsizing or downsizing into larger/smaller rooms..

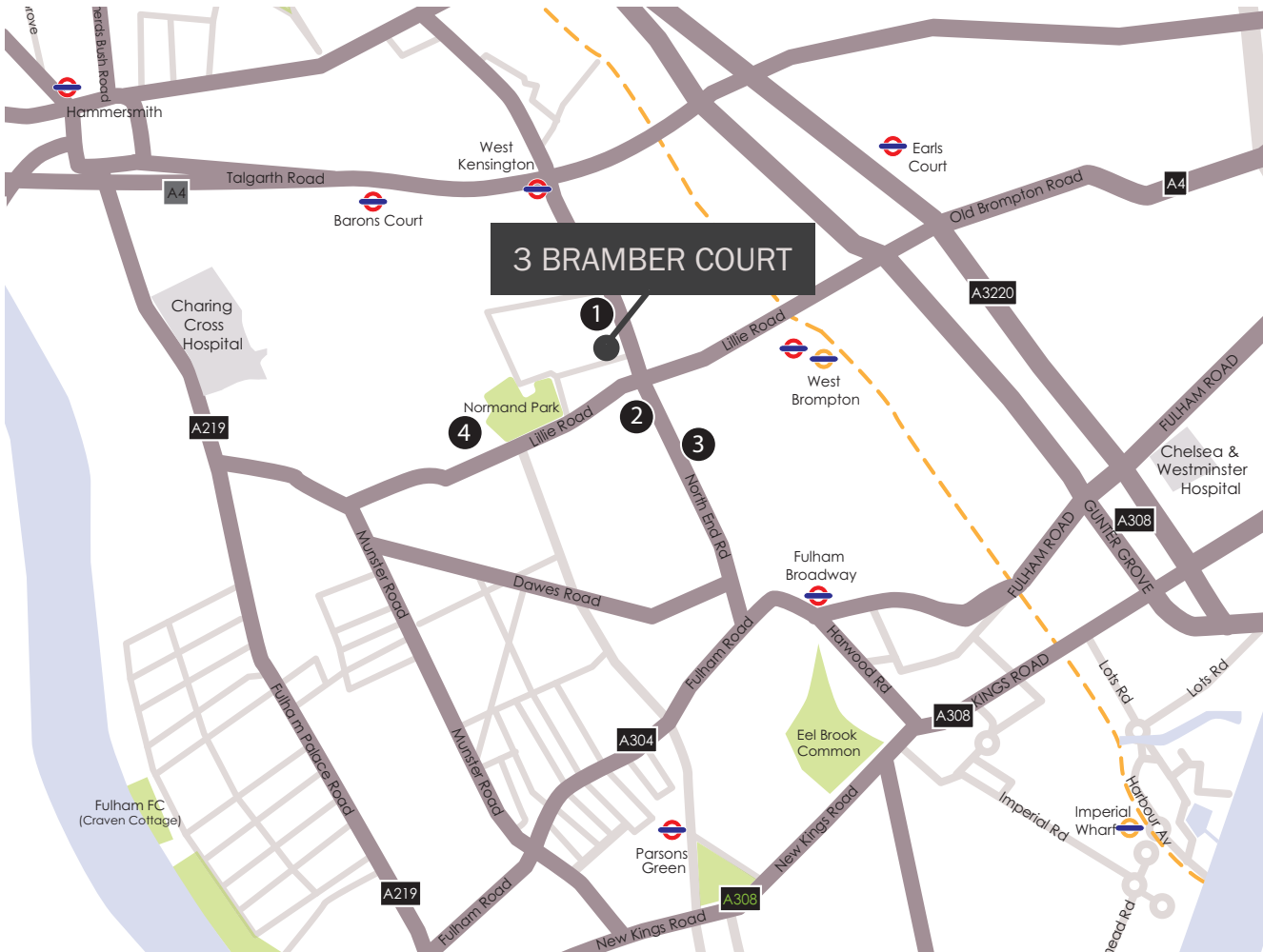


1. 222 Vegan Cuisine

2. The Goose - Pub

3. Simya - Korean Restaurant

4. Lilly Road Virgin Active



LOCATION

WEST BROMPTON

(District Line) and Overground for Clapham Junction, Shepherds Bush and Stratford is 7 minutes' walk.

WEST KENSINGTON

(District line) is 7 minutes' walk

BARONS COURT

(Piccadilly Line) is 10 minutes walk.

CONTACT US

For more information contact sole agents:

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