



FOR SALE

2,025 sq ft (188 sq m)

Character Top Floor

Loft Office

Studio
10~11

THE
PEOPLES
HALL

2 Olaf Street
Notting Dale
W11 4BE

LOCATION

The People's Hall is located in the Notting Dale commercial area at the edge of Holland Park. Latimer Road (Hammersmith and City & Circle line) Underground station is a few minutes' walk to the north.

The Westfield shopping centre is just 5 minutes' walk away across the new Westway pedestrian bridge also giving access to the Central line at Shepherd's Bush tube. By road the A40 (M) and Westway are just minutes away by car.

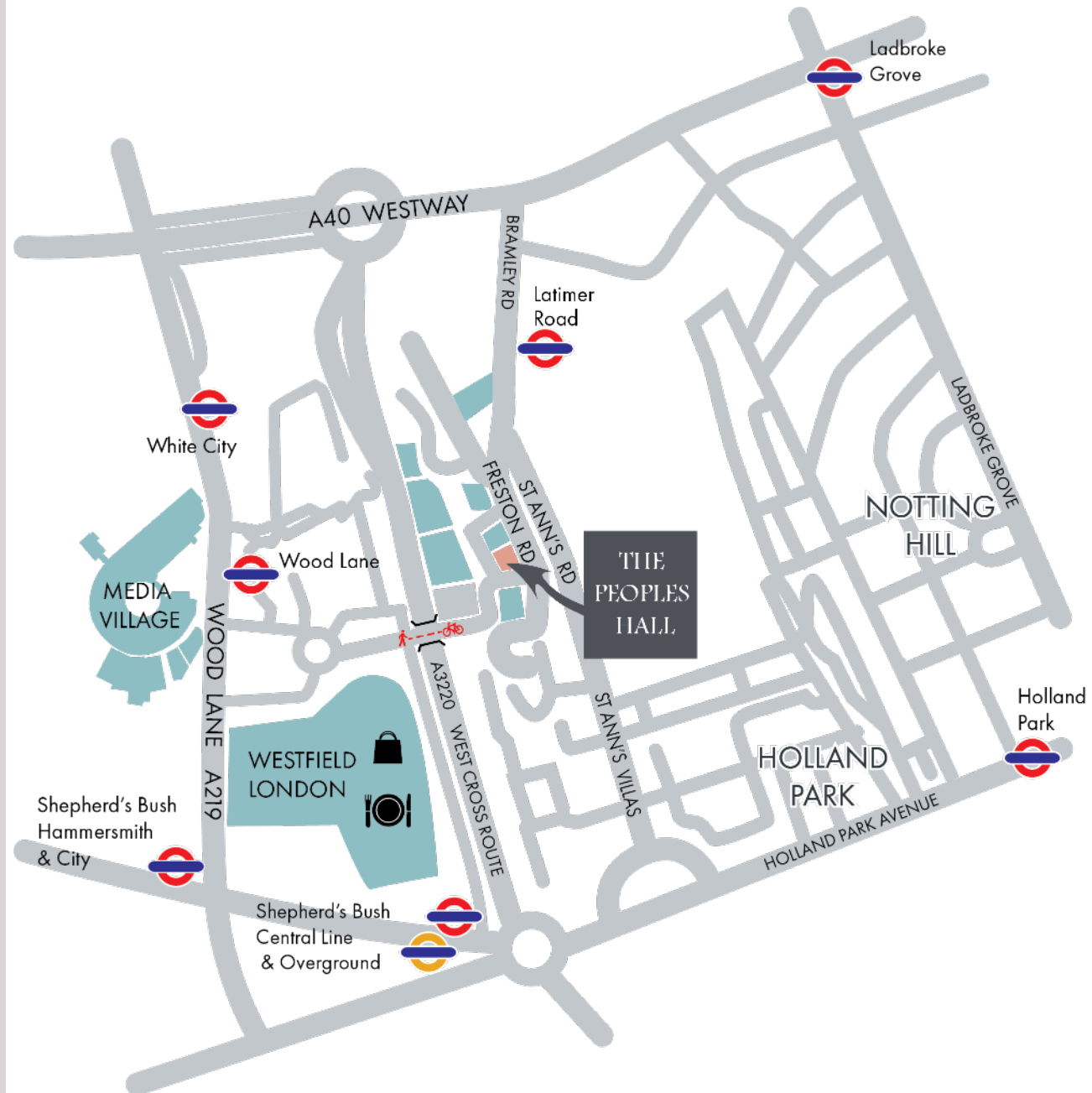
Popular with creative businesses, local occupiers in Notting Dale include Monsoon Accessorize, Stella McCartney, Mario Testino. The local Notting Dale, Frestons Cafe caters to local demand.

CONNECTIVITY

Average journey times* from Latimer Road Underground via public transport are:

Paddington	6 mins
Hammersmith	7 mins
Kings Cross	19 mins
Heathrow Airport 1-3	28 mins
Victoria	29 mins
Waterloo	30 mins

* www.tfl.gov.uk



DESCRIPTION

This character building was constructed in 1901 and more recently converted into eleven studio units. Unit 10 & 11 is a 2nd floor exposed loft space with solid wood floor, roof skylights and excellent ceiling height.

SPECIFICATION

- Gas central heating
 - Private WCs /kitchenette
 - Cat II strip and spotlights
 - Large boardroom
- Exceptional natural light
Security access
Perimeter trunking
Private executive office

ACCOMODATION

2,025 sq ft of predominantly open plan space with a meeting room.

SALE

The property is available for sale with vacant possession at a guide price of £1.75m. The office is held on a long leasehold interest with a share of freehold. Ground Rent £300 PA.

RATES

£11.46 per sq ft approx.
to be confirmed with Local Authority.

SERVICE CHARGE

£5.87 per sq ft.

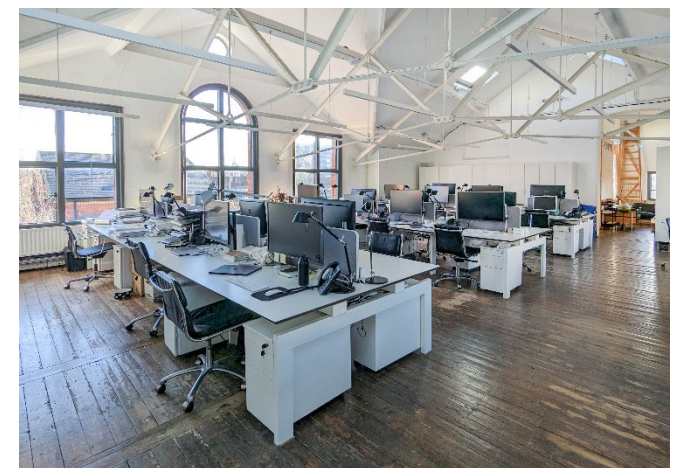
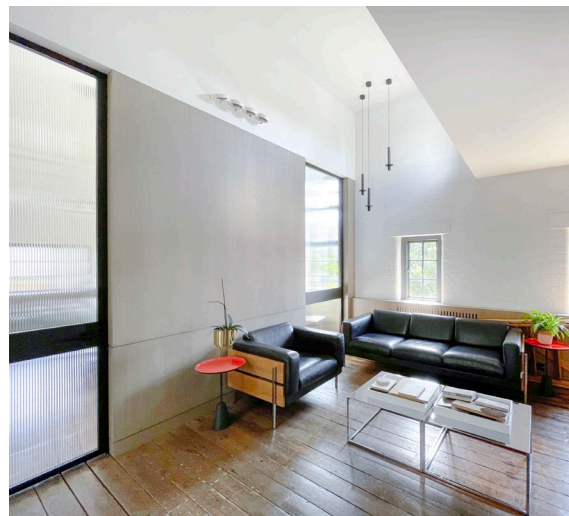
VAT

Is not applicable.

EPC

C.

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.



CONTACTS

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Example office layout with existing partitioning

