



TO LET

FIRST FLOOR
FITTED OFFICE
IN NOTTING HILL
530 sq ft

UNIT B, 136

LANCASTER ROAD
W11 1QU

FEATURES

- Central location
- Central heating
- WC
- Kitchen
- Fitted office
- Sky light



DESCRIPTION

Nestled on Lancaster Road in a vibrant neighbourhood, this fitted first-floor office benefits from a stylish open plan layout, ample natural light, WC and a small kitchen.



LOCATION

Prominently located on Lancaster Road. There is an abundance of quality local amenities in the surrounding area, particularly along Portobello Road and Notting Hill Gate.

Situated on Lancaster Road the property is well located between Ladbroke Grove and St Marks Road. The property is less than a 2 minute walk from Ladbroke Grove station (Circle and Hammersmith & City lines).



SIZE

530 sq ft (NIA) / (49.2 sq m)

RENT

£49.50 per sq ft

RATES

£20.95 per sq ft (£11,102.75 pa)

SERVICE CHARGE

Inclusive in rent

LEASE TERMS

A new lease for a term to be agreed direct from landlord

EPC

Rated C (64)

CONTACTS

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