

**STUDIO
8-9**

**THE
PEOPLES
HALL**

**2 Olaf Street
Notting Dale
W11 4BE**



TO LET

1,822 sq ft (169 sq m)

A Characterful Studio Office

LOCATION

The People's Hall is located in the Notting Dale creative 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 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, Dune, Phoebe Philo, Penelope Chilvers and Mario Testino. The local Notting Dale, Frestons Cafe caters to local demand.



CONNECTIVITY

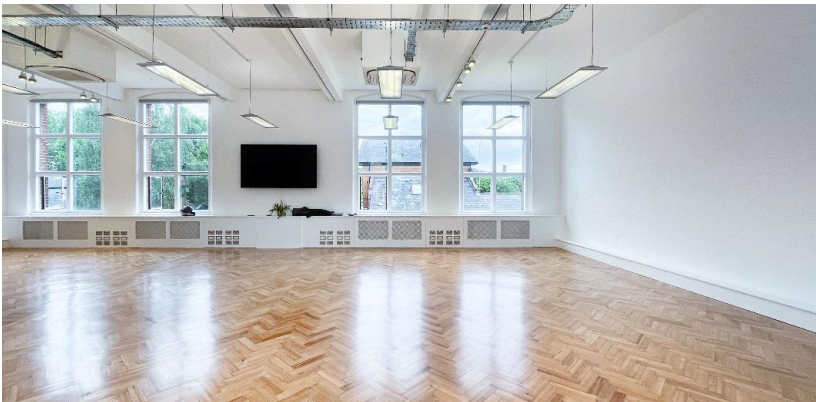
Average journey times* from Latimer Road Underground via public transport are:

| | |
|----------------------|---------|
| 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 subsequently converted into eleven studio units. The Studio is accessed via a common staircase with entrance from Olaf Street. The office presents in very good condition with a beautifully refurbished parquet wood block floor with excellent volume and light throughout. A private office/meeting room has been created along with a server room, own WC and kitchenette facilities



ACCOMMODATION

1,822 sq ft (169.2 sq m) of predominantly open-plan split level space

RENT £55 per sq ft

RATES

£13.35 per sq ft approx.
to be confirmed with Local Authority.

SERVICE CHARGE

TBC

TERMS

Available on a new lease on flexible terms to be agreed.

EPC To be assessed



SPECIFICATION

- Gas central heating
- Exceptional natural light
- Private WCs /kitchen
- Security access
- Air conditioning
- Pendant and Spot lighting
- Perimeter trunking
- Wood floor
- Split level

CONTACTS

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