



**NEWLY REFURBISHED OFFICE FLOOR
AVAILABLE TO RENT
1st floor – 1,300 SQ. FT**

LOCATION

The property is situated on eastern side of Young Street, just a short distance from the junction with Kensington High Street, Kensington's prime commercial area.

The immediate surrounds provide excellent local amenity offerings with a wide variety of popular eateries, retail and vast shopping facilities, with Kensington High Street tube station (Circle and District Line) just a 3-minute walk away and Notting Hill Gate (Central Line) within 15 minutes.

DESCRIPTION

The available 1st floor (1,300 sq. ft) offers newly refurbished, bright and light office accommodation following a comprehensive refurbishment undertaken throughout - including the installation of new air-conditioning, LED lighting, vinyl wood style effect floor covering, fitted kitchen, upgraded communal areas and a brand-new lift.

Furniture as seen is provided.



15 Young Street London W8 5EH





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AMENITIES

- Newly refurbished fully fitted and furnished
- Fitted kitchens on each floor
- Fully Air conditioned
- LED lighting
- Brand new passenger lift
- Excellent natural light across dual aspect
- Perimeter trunking
- Refurbished common parts

AVAILABILITY

FLOOR	SIZE (Sq. Ft)	RENT (Per Sq. Ft)	RATES (Per Sq. Ft)	SERVICE CHARGE	TOTAL PER ANNUM	AVAILABILITY
1 st floor	1,300	£54.00	£15.55	£14.00	£108,615	NOW
2 nd floor	1,560	£57.50	£15.18	£14.00	£135,220.80	LET
TOTAL	2,860					

Viewings by arrangement through sole agents Noble Harris:-

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