



**NEWLY REFURBISHED OFFICE FLOORS**

**AVAILABLE TO RENT**

**1<sup>st</sup> floor – 1,300 SQ. FT**

**2<sup>nd</sup> floor – 1,560 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**

Both the available 1st (1,300 sq. ft) and 2nd (1,560 sq. ft) floors offer 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 kitchens, upgraded communal areas and a brand-new lift.

Floors are available individually or together.



# 15 Young Street London W8 5EH





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## AMENITIES

- Newly refurbished office
- High quality 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 <sup>st</sup> floor	1,300	£54.00	£15.55	£14.00	£108,615	NOW
2 <sup>nd</sup> floor	1,560	£57.50	£15.18	£14.00	£135,220.80	NOW
<b>TOTAL</b>	<b>2,860</b>					

Viewings by arrangement through sole agents Noble Harris:-

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