



THE PHOENIX BREWERY W10

OFFICE SUITES AVAILABLE TO LET
1,280 - 1,308 Sq ft | £45 psf

Refurbished Victorian warehouse offering light-filled commercial spaces in the heart of W10

Every unit in the building has its own sense of character. Large crittall and arched brick windows bring in natural light, while exposed steel beams, original brickwork and wooden flooring create the backdrop for a great team atmosphere.



FEATURES



Air conditioning



24/7 access



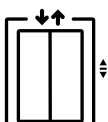
Well connected



Manned reception



Kitchenette in unit



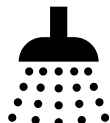
Lift access



Locker storage



Cycle store



Shower facilities



Unit	Sq ft	Sq m	Status
Unit - G floor - Suite GFE	548	50.91	Let
Unit - G floor - GFB	1,246	115.76	Available
1st - Suite 1A	1,289	119.75	Let
1st - Suite 1C+1D	2,901	269.51	Let
2nd - Suite 2A	1,356	125.98	Let
2nd - Suite 2B	1,259	116.96	Let
3rd - Suite B	1,300	120.77	Available
4th - Suite 4B	1,308	121.52	Available
5th - Suite 5C	1,284	119.29	Available
5th - Suite 5B	1,282	119.1	Let
Total	13,773	1,279.55	



Well connected & surrounded by local amenities

13 Bramley Rd, London W10 6UX



CONNECTIVITY

Westfield	10 mins
Holland Park	15 mins
Westbourne Park	5 mins
Paddington	9 mins
King's Cross St. Pancras	20 mins
Notting Hill Gate	23 mins
Oxford Circus	27 mins
Heathrow	30 mins
Waterloo	31 mins
Victoria	32 mins

Source: Tubeplanner.com

LOCATION

Located on Bramley Road in Kensington & Chelsea, Phoenix Brewery is just 200m from Latimer Road station (Circle and Hammersmith & City) and a short walk to White City station (Central line), Ladbroke Grove (Circle and Hammersmith & City) and Wood Lane (Circle and Hammersmith & City).

The area is rich in amenities, from local cafés and pubs to the world-class retail of Westfield London and the cultural energy of Notting Hill and Portobello Market.



In great company

ELEVEN

GALVAN

TalkTalk

**PURPLE
BRICKS**

FIVE

JamJar
Investments



**CHICKEN
SHOP**

**MENTAL
HEALTH
INNOVATIONS**

GUYS smiles+smiles



Already home to fashion designers, creative agencies, investment firms, and F&B brands, the building has become a vibrant hub for ambitious companies looking for a space to make their own.

A modern, bright interior space, likely a lounge or meeting area. The room features large windows on the left side, allowing natural light to flood in. The walls are made of brick, and there are several windows with arched frames. The ceiling is dark with exposed beams and modern pendant lights. The floor is polished and reflects the light. In the foreground, there are several modern chairs and a small table. In the background, there are more chairs and a television mounted on the wall.

Speak to the team for more details

TERMS

Available on a new FRI lease for a term by arrangement direct from the landlord.

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