

Modern Studio/Office Spaces To Let within Creative Hub

Low Rentals from £20.00 per ft² / Flexible Terms

Individual Units Available from 832 ft² to 7970 ft²



All Class E Uses Now Considered

Network Hub, 300 Kensal Road, Kensal Rise, London W10 5BE

FORTY
GROUP

Location

Network Hub is located along Kensal Road on the Southbank of the Grand Union Canal running parallel with the Harrow Road just to the east of Ladbroke Grove. The area is bordered by Queens Park, Notting Hill, Portobello Road and Ladbroke Grove.

Kensal Rise is home to some of the capital's key creatives with Vogue Magazine describing Chamberlayne Road, the area's High Road, as "the hippest street in Europe".

Description

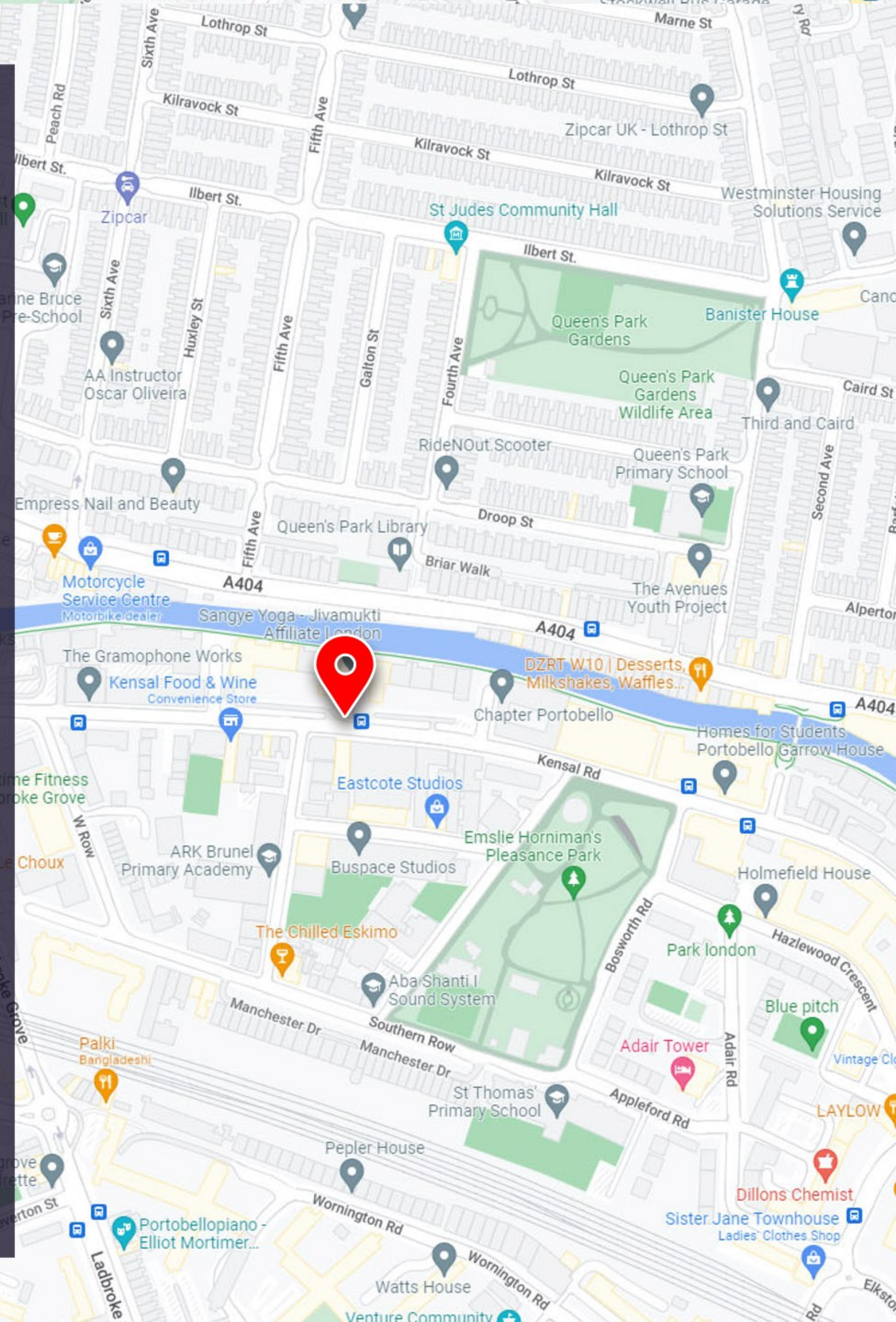
Network Hub is home to numerous creative studios as well as offices for larger organisations. This attractive building provides open planned space offering flexible working conditions with many units having attractive canal side views.

Amenities in the building include the following:

- Superfast broadband by Hyperoptic (500/500),
- Open-planned accommodation,
- Excellent natural light,
- Communal showers/kitchens,
- Air-conditioning systems,
- All units plumbed for kitchenette,
- Entry phone system,
- Manned reception (07:00-21:00),
- 24-hour access,
- Communal break-out areas.

Lease/s

New leases outside the act available by arrangement - further details upon request.





£40
PER SQ FT

WEST HAMPSTEAD

← 11 mins

£55
PER SQ FT

CAMDEN TOWN

← 31 mins

£55
PER SQ FT

KINGS CROSS

← 38 mins

£20
PER SQ FT

The Network Hub

£45
PER SQ FT

LADBROKE GROVE

← 8 mins

£60
PER SQ FT

PADDINGTON

← 21 mins

£65
PER SQ FT

OXFORD CIRCUS

← 30 mins



Reception Area



Behind Building



832ft² / 77.03m²
£18,720.00 PAX

Unit 109



982ft² / 91.23m²
£22,095.00 PAX

Unit 135

Area & Rental Values

The properties afford the following approximate floor areas:

Unit 102-108	7970ft ²	(740.44m ²)	£159,400.00
Unit 109	832ft ²	(77.03m ²)	£18,720.00
Unit 110	937ft ²	(87.00m ²)	£21,085.00
Unit 116-118	2832ft ²	(263.00m ²)	£63,720.00
Unit 119-120 (Under Offer)	1740ft ²	(161.65m ²)	£39,150.00
Unit 121	902ft ²	(83.08m ²)	£20,295.00
Unit 124-129	5392ft ²	(500.93m ²)	£107,840.00
Unit 130-132	3514ft ²	(326.00m ²)	£79,065.00
Unit 133-134	1833ft ²	(170.28m ²)	£41,250.00
Unit 135	982ft ²	(91.23m ²)	£22,095.00
Unit 292 Kensal Road	2272ft ²	(211.07m ²)	£47,500.00

Use Class

Currently fitted as B1 offices, the property falls under Class E, however other uses will be considered including Medical, Leisure/Gym, Retail and Educational subject to planning.

Service Charges

Approximately £10.23 per square foot to include heating, air conditioning and lift maintenance.

Legal Costs

Each party to bear their own legal costs.

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