

NOTTING HILL OFFICES TO LET



OFFICES AVAILABLE

42 & 46 WESTBOURNE GROVE, W2

The offices are all connected and can be occupied as a single operator or can be split for 3 different tenants.

Located in the heart of Notting Hill, the property is located on the fashionable and diverse West London village of Westbourne Grove close to the £1.5bn redevelopment of The Whiteley on Queensway, anchored by the UK's first Six Senses Hotel.

The parade is situated within a mixed use retail pitch consisting of a number of retailers and restaurateurs including **Psycle, Gail's, Prezzomolo y Vitale, The Barbary, Joe & The Juice, Beam, Boconcept, Oree, Cocotte and Sundays in Brooklyn** to name a few.

DESCRIPTION

The subject property is located on Westbourne Grove arranged over first floor and second floor.

ACCOMMODATION

46	WESTBOURNE GROVE
First:	843 sqft (78 sq m)
Second:	840 sqft. (78 sq m)
46	WESTBOURNE GROVE
First:	665 sqft. (61 sq m)
Total:	2,348 sqft. (218 sqm)

***Space can be let to 1 occupier as it is all connected or can be split on a floor by floor basis.**

RENT

£45 PER SQUARE FOOT (per annum exclusive)

LEASE

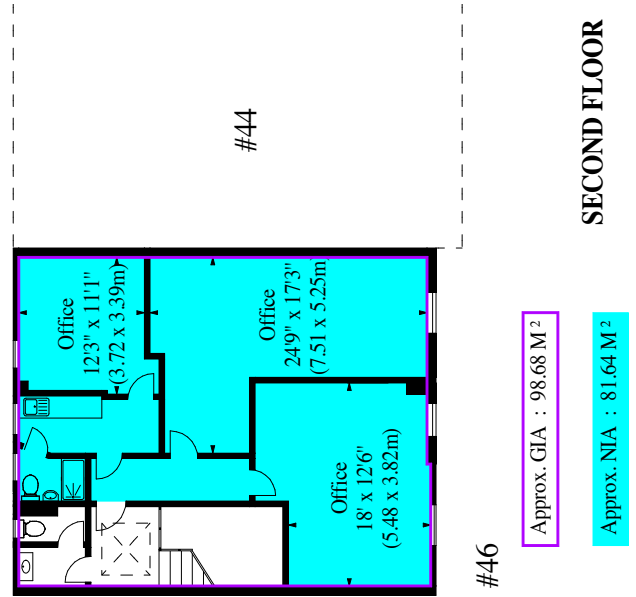
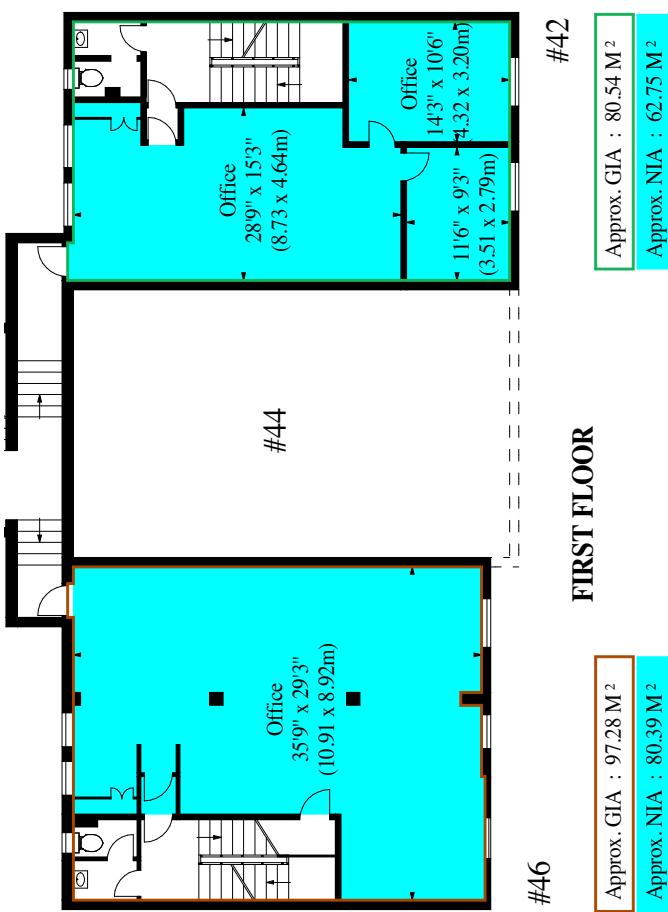
The property is available on a new FRI lease

FURTHER INFORMATION

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ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available.



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