

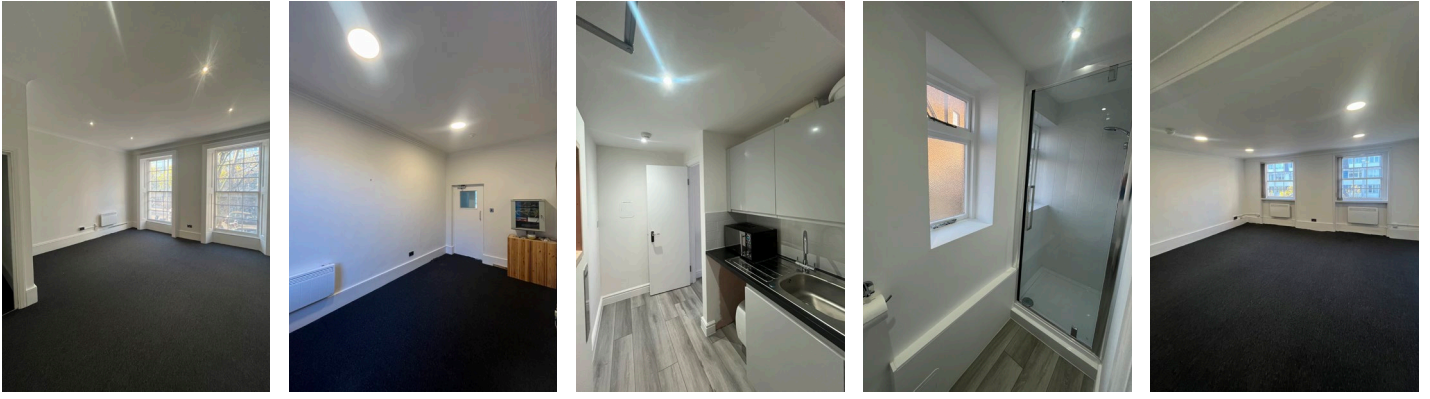
# TO LET

Office Suites Notting Hill Gate

135 Notting Hill Gate, W11



- Excellent transport links
- Showers
- Competitive terms
- Recently redecorated



**LOCATION**

The subject property is prominently situated in the heart of Notting Hill, within a minute’s walk of Notting Hill Gate Underground Station (Central, Circle & District Line). Additionally, there is a strong mix of local amenities including gyms, cafes, bars and restaurants.

**DESCRIPTION**

The office suites comprises a well-lit, compact office suite. The building provides newly refurbished communal W.C.s, Showers and Kitchenette on the third floor. The units would suit a number of occupiers looking for well presented office space with a main door entrance. The subject benefits from electric heaters and large openable case windows.

The property benefits from mains gas, electricity, water and drainage.

**ACCOMMODATION**

The accommodation comprises of the following:

Floor	Sq. Ft	Rent (sq. ft)	Rates Payable (sq. ft)	Service Charge and insurance (sq. ft)	Total/ sq. ft	Total per annum	Total PCM
Third	306	£45	£18.17	£15.35	£78.52	£24,050	£2,000
First	377	£47	£17.94	£15.35	£80.29	£30,300	£2,525

**TENURE**

A new Lease on Repairing terms.

**EPC**

Available on request.

**COSTS + VAT**

The tenant will be liable for any LBTT and registration dues. VAT is applicable on the rent. Each party is to bear their own legal costs incurred in connection with this transaction.



**To arrange a viewing please contact:**

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: May 2025