

Grand Union Studios 332 Ladbroke Grove London, W10 5AD

4th Floor – Suite 4.01
6,083 Sq Ft / 565.12 Sq M

LOCATION

The Grand Union Studios is prominently located at the junction of Ladbroke Grove and Kensal Road, immediately to the south of the Grand Union Canal.

The area is well served by public transport with Ladbroke Grove (Circle, Hammersmith and City Lines) is 7 minutes' walk away. Westbourne Park (Circle, Hammersmith and City Lines). and Kensal Green (Bakerloo Line and Overground) all within walking distance and numerous bus routes operating within the immediate vicinity.

DESCRIPTION

The Grand Union Studios is a development completed by Workspace Plc in 2015.

The part 4th floor which is available is completely open plan with superb natural light throughout the floor. The ceilings are exposed and benefits from a fully accessible raised floor.



AMENITIES

Demised WCs	Comfort cooling
Audio entry system	Newly Refurbished Entrance
Communal Garden	Great transport links
Managed reception	2x 8 Passenger Lifts
24 hour access	Demised Kitchen
Fully Raised Floor	Excellent Natural Light

TERMS

A new lease direct from the Freeholder for a term to be agreed.

RENT

£45.00 per sq ft per annum

RATES

£18.70 per sqft (2017/2018)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

Circa. £6.50 per sq ft



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EPC

Copy Certificate available on application

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available immediately

Viewings by arrangement through sole agents:-

Matthew Noble
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