Location
The property is situated at the junction of Acklam Road and St Ervans Road and within yards of Westbourne Studios and the Muslim Cultural Heritage Centre. Portobello Road and its world renowned market, shops and restaurants is situated to the west of the property and the diverse Golborne Road shops and market to the north. Westbourne Park underground station (Hammersmith & City Line) is within easy walking distance and the area is well served by local bus routes linking to Notting Hill, Paddington and the West End.

Description
Although accessed from common parts, the property has its own ground floor entrance and WC with stairs leading to open plan office accommodation arranged entirely over the first floor. There are windows to the front and rear elevations and the property is to be offered in good decorative order having been subject to internal decoration since last occupied.

Email: Property@rbkc.gov.uk
ACCOMMODATION

Amenities include:

- Good natural light
- Entry phone
- Electronic key access to common area.
- Sink unit
- Perimeter heating

FLOOR AREA

The approximate net internal area of the premises is 30.78 sq m (331 sq ft)

LEASE TERMS

Term: 3 years (with mutual breaks after 12 months). The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act, 1954.

Rent: £6,000 per annum

The rent will be subject to annual increments in line with the Retail Price Index.

The rent is inclusive of service charge but exclusive of business rates.


RATES

We are verbally advised by the Council’s Rates Department that the rateable value of the property is £4,250 and the rates payable for the year 2008/9 is £1,963.50.

APPLICATIONS

Applications will only be considered if made on the Council’s Commercial Property Application Form, a copy of which is available on request.

Applications forms must be returned to:

Director For Property
FISP—Property Services
Royal Borough of Kensington and Chelsea
Town Hall
Hornton Street
London W8 7NX

Viewings — Further Information

Please contact Stuart Abbott
Tel: 020 7361 2859

These particulars are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute part of, any offer or contract.

No person in the employment of the Royal Borough of Kensington and Chelsea has any authority to make or give any representation or warranty whatever in relation to the property.