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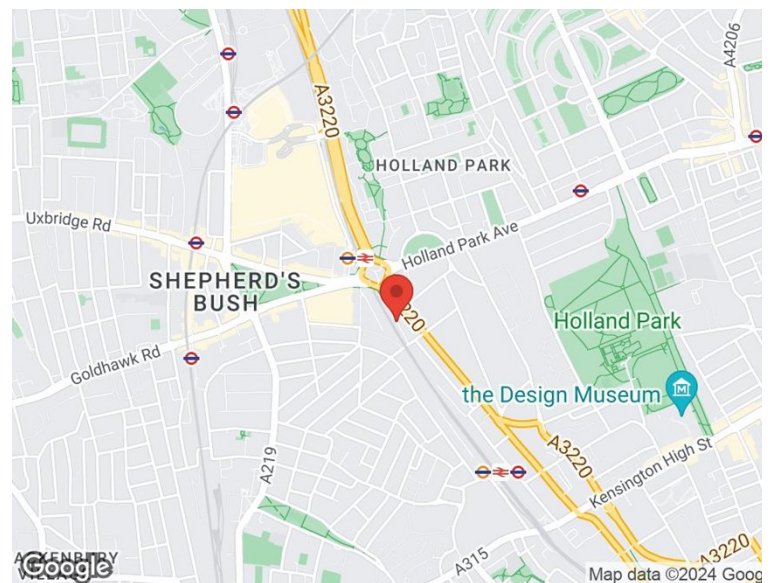
## 8 Hansard Mews, London, W14 8BJ

A GROUND FLOOR OFFICE / STUDIO SITUATED IN AN ATTRACTIVE WEST LONDON MEWS

### TO LET

Area: 605.00 FT<sup>2</sup> (56.21M<sup>2</sup>) | Rent: £23,500 per annum, exclusive |

- Glazed westerly facing frontage
- White box finish
- Wood effect laminate flooring
- Recessed down lighters
- x2 office / studio areas
- Kitchen
- W/C with shower
- Pressurised gas central heating





## 8 Hansard Mews, London, W14 8BJ

### LOCATION:

The premises are situated in the middle of a parade of single storey mews buildings, on the easterly side of Hansard Mews, which runs between junctions with Holland Road and Addison Gardens. Other local businesses include Hansard Studio (art gallery), Andrew Ohl Associates (chartered surveyors), Stockbridge (home builders), Donnington Ltd (commercial cleaning services), Chiswick Apartments Roof Top Apartments, Hilton London Kensington, K-West Hotel & Spa, Lidl, MacDonalds, Subway, Esquires Coffee, The West 12 Shopping Centre and The Westfield Leisure Complex. Public transport is accessed via Holland Road (Buses) and Shepherd's Bush Green (Bus Station, Southern Overland Rail and the Central line).

**LOCAL AUTHORITY:** Royal Borough of Kensington & Chelsea

### DESCRIPTION:

The premises (Use Class E) occupies the ground floor of a white painted Victorian Mews building of brick construction. The premises benefits from a glazed double frontage, each part with its own entrance. The principal entrance leads to an open plan office / studio area with recessed spot lighting and a separate kitchen and W/C shower room to the rear. A door to the lefthand flank wall opens into a narrower office area fitted with cupboards to the rear and access to the mews at the front.

The premises is in excellent condition having been newly decorated throughout with a white box finish and wood effect laminate flooring. The glazed frontages benefit from retractable security gates and there is a gas combination boiler firing a central heating system, which is boosted by a pressurised Ariston cylinder and pump.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	605.00	56.21
<b>TOTAL</b>	<b>605.00FT<sup>2</sup></b>	<b>56.21M<sup>2</sup></b>

**FLOOR PLAN:** [Click Here](#)

### LEASE TERMS:

Offering a new FRI Lease outside the Landlord & Tenant Act for a term to be negotiated.

**RENT:** £23,500.00

**SERVICE CHARGE:** TBC

**RATES:** Rateable Value £16,750 per annum  
Rates Payable £8,358.25 per annum

NB - We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates Department on 0207 361 2828.

**POSSESSION:** Immediately on completion of legal formalities

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VAT:** The premises is not elected for VAT

**EPC:** Available upon request.

### CONTACT:

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**Knight Commercial London**

SMART



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