



Property Particulars

MILES COMMERCIAL LIMITED

INVESTMENT & PROPERTY CONSULTANTS

25 Ives Street
Knightsbridge
London SW3 2ND

+44 (020) 7581 9722

FOR SALE

LEASEHOLD OFFICES

1,047 sq. ft - 97.26 sq. m

18-20 NORLAND ROAD, HOLLAND PARK, LONDON W11 4TR



LOCATION

Holland Park is located within the Royal Borough of Kensington & Chelsea and is renowned as an affluent and fashionable part of London. The area is well served by public transport with Holland Park (central line), Shepherd's Bush (central line) and Kensington Olympia (London Overground) stations within walking distance.

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Company registration No:2591029

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SITUATION The property is situated a short distance to the north east of the Holland Park roundabout and the immediate surrounding area is predominantly residential. To the west of the roundabout is the Westfield Shopping Centre which provides restaurants and a multi-screen cinema as well as 5,500 car parking spaces. Westfield is expecting expanding to 740,000 sq. ft. of retail, dining, leisure and entertainment space, bringing the number of stores to 450.

DESCRIPTION The property comprises a self contained office arranged over ground and lower ground floors. There are residential upper parts in separate ownership.

The building is of traditional brick construction with rendered upper elevations and a projecting glazed ground floor facade. The roof is flat and there are timber framed double glazed windows.

AREAS The property provides the following approximate floor areas:

Ground Floor	404 sq.ft	37.53 sq.mts
Lower Gr Floor	520 sq.ft	48.31 sq.mts
Vaults/storage	123 sq.ft	11.43 sq.mts
Total	1,047 sq ft	97.27 sq mts

TENURE The property is held by way of a 99 year lease from The Notting Hill Housing Trust. The lease started on 28th July 1977 and the rent is fixed at one peppercorn per property. The freehold is owned by the London Borough of Hammersmith & Fulham.

PRICE £400,000 subject to contract and exclusive of VAT.

RATES Payable £16.59 per sq.ft 18/19

CONTACT For further information please contact

Peter Bromwich or Ross Crummey
020 7581 9722

peter@milescommercial.co.uk
ross@milescommercial.co.uk

Location Plan

