

TO LET

819 sq ft
(76 sq m)

USER CLASS E
(office and medical use)



UNIT 9

81 SOUTHERN ROW W10 5AL

LOCATION

Southern Row is located in North Kensington in West London. Southern Row runs south off Western Row and is parallel with Kensal Road to the North.

TRANSPORT LINKS

Ladbroke Grove Underground Station 12 mins walk
(Hammersmith & City and Circle lines)

Westbourne Park Underground Station 12 mins walk
(Hammersmith & City and Circle lines)

Kensal Green Underground Station 12 mins walk
(Bakerloo line and National rail)

DESCRIPTION

Southern Row consists of multiple studio/light industrial units over 3 floors of a purpose built building. Unit 9 has excellent natural light as well as good floor to ceiling height. All units have kitchenettes and are separately metered for electricity. There is no gas in the building.

AMENITIES

1. Gas central heating
2. Kitchen
3. WC

RENT £14,000 per annum

SERVICE CHARGE £2,243 per annum

TERMS Term of 3 years, landlord development break option operable any time after the second anniversary of the term by giving 6 months prior written notice.

RATES To be confirmed.

EPC To be confirmed



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