



AVAILABLE TO LET

133 - 134 Network Hub

300 Kensal Road, North Kensington, London W10 5BE

Media style offices in W10

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The available offices are located on the first floor of the Network Hub Business Centre with access via a lift and a large atrium with manned reception. The office is arranged over a large open plan central area with partitioned offices and meeting rooms. The office benefits from great natural light via the floor to ceiling double glazed windows and great ceiling height. There is a heating and air-conditioning system in place with radiators and ceiling mounted cooling with the costs included in the service charge.

Other benefits include kitchen, video entry phone system, communal W/C's, communal shower rooms and communal break out areas.

The office would benefit a wide range of office occupiers with a wide range of occupiers in the building ranging from Architects, Creative Agencies, Photographers and a renowned Yoga Studio.

Rent	£46,000 per annum
Est. S/C	£6.00 psf
S/C Details	Inclusive of heating air-conditioning costs, lift maintenance, communal cleaning and manned reception.
Est. rates payable	£16,639 per annum
Rates detail	Tenants to make their own enquires with the London Borough of Kensington and Chelsea.
Building type	Office
Planning class	B1
Size	1,830 Sq ft
VAT charges	Plus VAT.
Lease details	The property is available by way of a lease assignment expiring 20th May 2021.
EPC category	C
EPC certificate	Available on request

Marketed by: Dutch & Dutch

For more information please visit:

<https://realla.co/m/33725-133-134-network-hub-300-kensal-road>



Lease assignment at £25 psf expiring May 2021

Excellent natural light

Exposed services

Air-conditioning

Canal setting

Collection of private offices / meeting rooms

Manned Reception

Lift access

Westboune Park and Kensal Green Station under a 15 minute walk.



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Data provided by Google

Floors & availability

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Total pa	Planning usage	Status
133-134 Network Hub	First floor	1,830	£25.14	£6.00	£56,980.00	B1	Available

Location overview

Network Hub is located on Kensal Road on the Southbank of the Grand Union Canal running parallel with the Harrow Road and just to the east of Ladbroke Grove in Kensal Green. The property benefits from being a short walk to Kensal Green, Chamberlayne Road and Ladbroke Grove all of which offer a number of cafe's, shops, gyms and bars. The offices are also a few minuets from the large Sainsbury's superstore and car park.

Airports

London Heathrow 11.3m, London City 11.5m, London Luton 25.0m

National rail

Queens Park (London) 0.6m, Kensal Green 0.7m, Kensal Rise 0.7m

Tube

Westbourne Park 0.6m, Queens Park 0.6m, Kensal Green 0.6m

Estimated rates

£16,638.75 per annum

Tenants to make their own enquires with the London Borough of Kensington and Chelsea.

Estimated service charge

£6.00 psf

Inclusive of heating air-conditioning costs, lift maintenance, communal cleaning and manned reception.

Viewings

Strictly via appointment with the sole agents Dutch and Dutch.

Legal costs

Each party to bear their own legal costs.

VAT

Plus VAT.

Planning class

B1

Lease summary

The property is available by way of a lease assignment expiring 20th May 2021.


EPC

Available on request

Notes:



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Quote reference: 133-134 Network Hub

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.