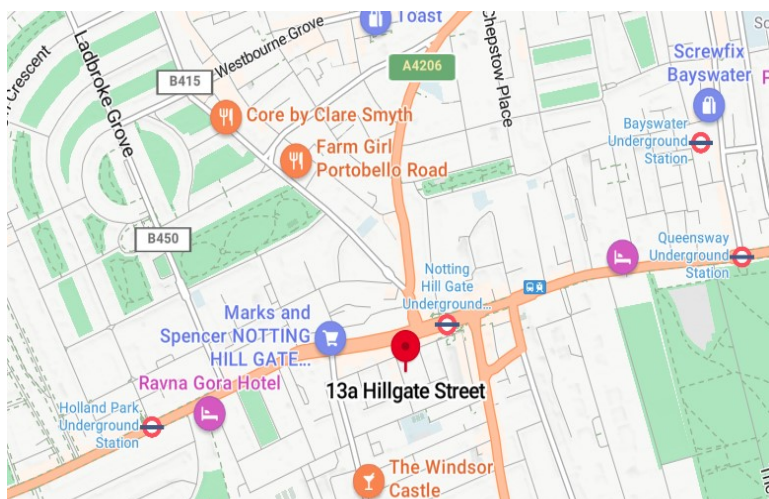


Self Contained OFFICES TO LET

AGL

13a Hillgate Street
Notting Hill, LONDON W8 7SP



LOCATION

The Property is located in the heart of Notting Hill a short stroll from the underground station and close to shops and restaurants serving local residents and workers.

Notting Hill Gate underground station provides access to the Central, District and Circle lines.

DESCRIPTION

This former town house now provides offices over 3 floors with 3 mainly open floor plates served by a single staircase providing a net area of approx 1,000 sq ft. See floor plan over page.

TERMS

Available by way of an assignment or sublease. The current tenancy is for a term expiring 26th April 2027 with a tenant only break on 28th April 2025.

RENT

The current passing rent is £55,000 pax.

RATES

Rateable Value 2023 £46,250

Interested parties are advised to make enquiries with the local authority to ascertain the amount of rates payable.

EPC

The property has an EPC rating of C.

VIEWING

By prior appointment via the sole agents **AGL**:

Matthew Bailey on 07798 610 997

Matthew.Bailey@agl-london.co.uk or **James Andrew** on 07808 944 432 James.Andrew@agl-london.co.uk

AGL

18 Savile Row, London, W1S 3PW

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Approximate Gross Internal Area :- 124 sq m / 1335 sq ft

