

5-7 HILLGATE STREET, NOTTING HILL GATE, W11

Location: The premises are situated on the corner of Hillgate Street and Uxbridge Street, within a very short walk of Notting Hill Gate and the wide variety of shops and restaurants this part of Kensington has to offer.

Notting Hill Gate Underground station is very close by and numerous bus routes also serve the area.

Accommodation: This charming 1st floor office suite with its own ground floor kitchen/break out area is on a peaceful road just off Notting Hill Gate. The accommodation is centrally heated and the first floor office suite is split into four main areas and has its own demised WC.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
1 st	699	64.9
Ground	158	14.7

Amenities:

- Kitchenette
- Perimeter trunking
- Good natural light
- Demised WCs

Terms: A sublease for a term expiring in March 2013.

Rent: £29.50 psf

Service Charge: c. £8.00 psf

Rates: c. £8.81 psf

Viewing: By appointment with the sole agents:

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