

THE PHOENIX BREWERY W10

UNIQUE MEDIA STYLE OFFICES TO LET
UNITS AVAILABLE FROM 1,248 – 2,564 SQ FT



THEPHOENIXBREWERY.COM

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DESCRIPTION

This converted Victorian warehouse has undergone a comprehensive refurbishment providing contemporary inspiring office accommodation with excellent natural light and panoramic views of West London.

AMENITIES

- Newly refurbished
- New VRF air conditioning
- High ceilings
- Exposed wooden beams and brick walls (in some units)
- Excellent natural light
- Panoramic views of west London
- Lift
- Male and female toilets/ showers
- Bike storage and lockers
- Manned reception
- Basement storage available

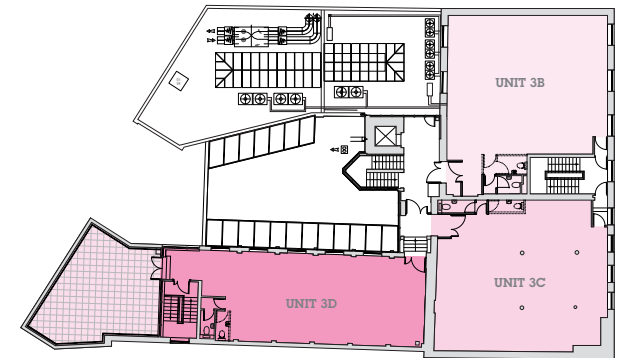


UNITS AVAILABLE FROM
APPROXIMATELY 1,248 - 2,564 SQ FT

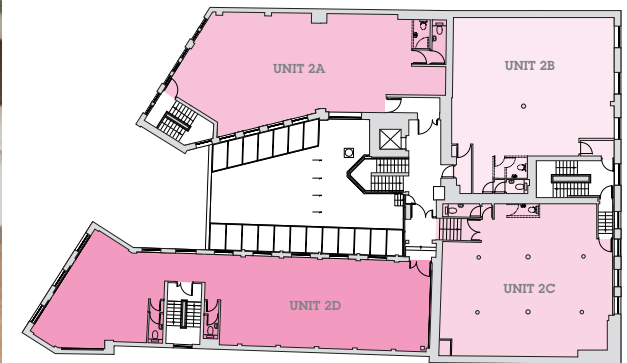


FLOOR AREAS

Unit 3B	1,316 sq ft	122.2 sq m
Unit 2C	1,248 sq ft	115.9 sq m



Third floor plan not to scale,
for indicative purposes only.



Second floor plan not to scale,
for indicative purposes only.

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LOCATION

The property is situated on Bramley Road in the attractive borough of Kensington and Chelsea. Latimer Road Underground station (Hammersmith & City and Circle lines) is approximately 200 meters away, while Shepherd's Bush station (Central line and London Overground) is a 10 minute walk to the South.

The A40 is situated to the North and provides access to central and West London as well as the rest of the motorway network.

Local amenities are numerous with the Armadillo and Nottingdale cafes a moments walk away and Westfield shopping centre within a 5 minutes walk providing retail, restaurants and leisure facilities..

CONNECTIVITY

Westfield	🚶	5 mins
Holland Park	🚶	15 mins
Westbourne Park	🚇	5 mins
Paddington	🚇	9 mins
King's Cross St. Pancras	🚇	20 mins
Notting Hill Gate	🚇	23 mins
Oxford Circus	🚇	27 mins
Heathrow	🚇	30 mins
Waterloo	🚇	31 mins
Victoria	🚇	32 mins

Source: Tubeplanner.com



TERMS

Available on a new FRI lease for a term by arrangement direct from the landlord.

RENT

Upon application.

VIEWING

Strictly by appointment through joint sole agents:-



Alex Kemp
alex.kemp@colliers.com

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Vinh Hua
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