



TO LET

1,450 – 2,900 sq ft
Short term character
studio spaces



151 FRESTON ROAD

Notting Dale W10 6TH

frost
meadowcroft

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LOCAL OCCUPIERS:

- | | |
|------------------------------|--|
| 1. Col Art Group | 2. Talk Talk |
| 3. Monsoon Accessorize | 4. Mario Testino |
| 5. Stella McCartney | 6. Smith News |
| 7. Ex Cath Kidston HQ | 8. Distiller Records, Live Nation, Me&Em |
| 9. Cian House (10 Bard Road) | |



LOCATION:

The property is situated on Freston Road on the junction with Bard Road in the area know as Notting Dale in the borough of Kensington & Chelsea. Latimer Road underground station (Hammersmith & City and Circle Lines) is less than five minute walk, while Shepherds Bush station (Central Line and London Overground) is a 14 minute walk. The A40 Westway is situated to the north and provides access to Central and West London. Local amenities include the Armadillo and Notting Dale cafes moments away and Westfield Shopping Centre is within a 10 minute walk providing retail, restaurant and leisure facilities.

Local occupiers include: Stella McCartney, Monsoon Accessorize, ME&EM, Five Guys, Talk Talk, Live Nation.



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DESCRIPTION:

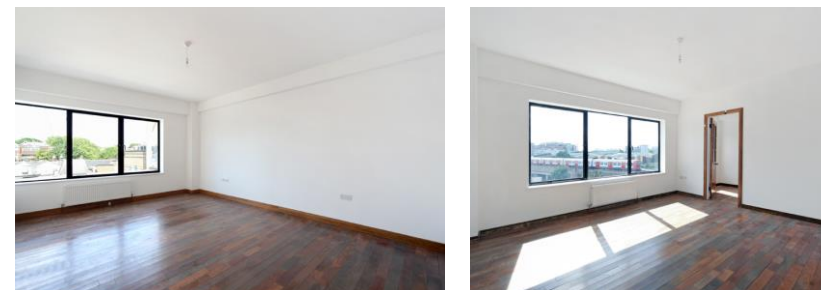
This 4 storey red brick property comprises 3 upper floors of bright plan studio office space. There are two suites per floor which could be joined together to provide 2,800 sq ft. The character studios benefit from great ceiling height and excellent natural light. A passenger lift also serves all floors.

Car parking spaces may be available at the property subject to availability.

AREA (approximate)

FLOOR	SOUTH SUITE	NORTH SUITE	TOTALS
Second floor	1,450	1,450	2,900
First floor	1,450	LET	1,450
TOTAL			4,350 sq ft

ACCOMODATION: The units building can be let by separate floors or in separate suites.
RENT: £15.00 per sq ft exclusive per suite.
TERMS: Available on a new short-term lease to be agreed.
SERVICE CHARGE: £1,500 per annum approximately (per suite).
RATES: Approximately £15.25 per sq ft. To be confirmed with the local authority.
EPC: Rated C



[Click on image or here to view virtual walk-through](#)

FOR FURTHER INFORMATION PLEASE CONTACT AGENTS

Jack Realey jrealey@frostmeadowcroft.com
Simon Kibble skibble@frostmeadowcroft.com

020 8748 1200
www.frostmeadowcroft.com

