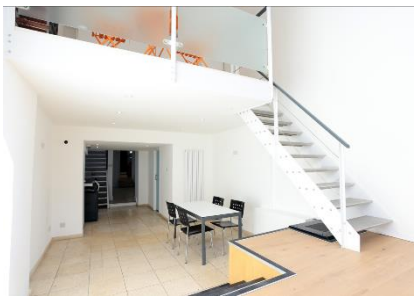


Fantastic, Self-Contained Office Accommodation

2 Portland Road, Holland Park W2

Ground & 1st Floors – c.1,500 sqft



- Prestigious address
- Large window frontage
- Additional access from Mews
- Self-contained
- WiFi enabled and cabled
- Mezzanine kitchen
- Fitted boardroom
- Internal staircase & rear staircase
- Demised WCs

Location

The property is exceptionally well located on the desirable Portland Road, served by tube and overland stations, local tube stops include Holland Park (2mins walk; Central Line), Notting Hill Gate, (10mins walk (Central, Circle and District Lines). and Shepherd's Bush (10mins walk Central Line) which is next door to Shepherd's Bush overland (connections across London) with Hammersmith, White City, Olympia, High Street Kensington and Portobello between 10 – 15mins walk away.

Accommodation

The accommodation is arranged over the ground and 1st floors and has been fully refurbished and networked to provide fast working ('plug and play') floors. The ground floor has a natural reception area, with staircase to a mezzanine level kitchen and seating area. The remaining ground floor leads to two open plan rooms, with separate rear access to the Mews. There is both a rear staircase from the Mews and a modern, internal staircase leading to a bright, open plan office area with separate board/meeting room.

Net internal floor area comprises c.1,500 square feet.

Availability

New lease terms available from the freeholder.

Rent

Quoting £85,000 per annum, exclusive.

Rates

TBC

Viewing through Sole Agents – GN2 Ltd

Pippa Vincent GN2 07785 935313

