



THE STUDIO
EARDLEY
HOUSE

182-184 CAMPDEN HILL ROAD
NOTTING HILL W8



ATTRACTIVE GALLERY STYLE OFFICE/STUDIO SPACE WITH OWN FRONT DOOR CLOSE TO NOTTING HILL GATE TO LET

NIA 3,077 SQ FT / GIA 4,483 SQ FT

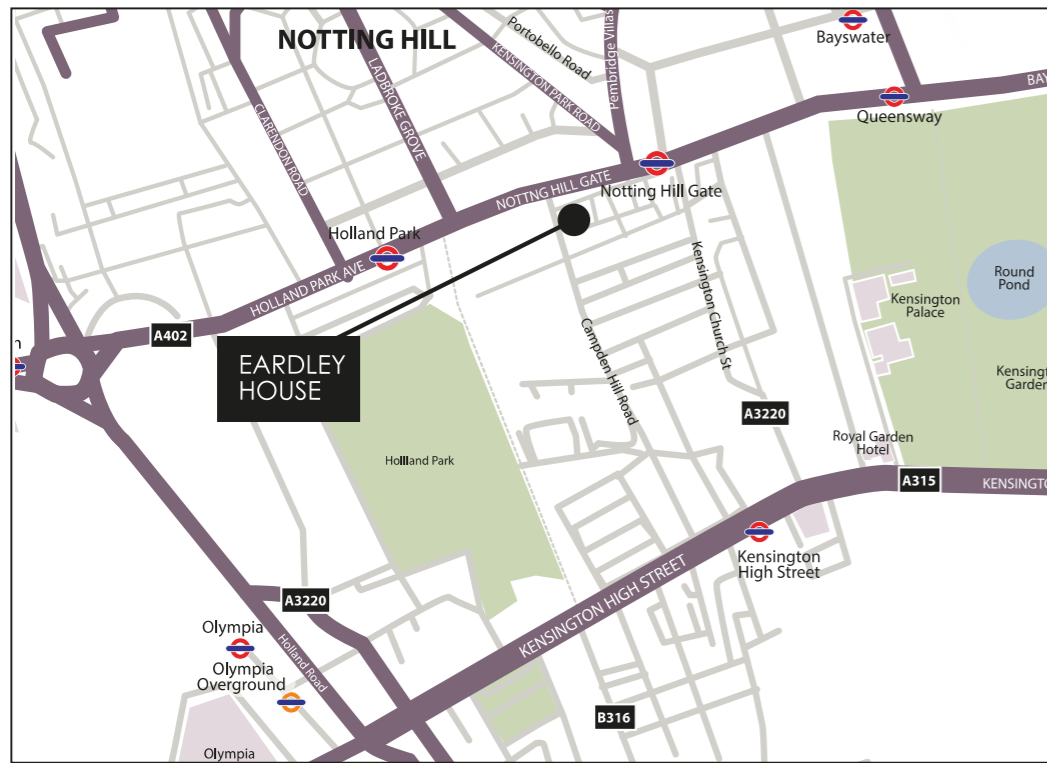
A completely reimagined Studio designed to enhance the light and character of the space. Branding opportunities available subject to the necessary consents.

SHORTLISTED FOR
AJ RETROFIT AWARDS ²⁰/₂₁

“A unique opportunity to design a clean contemporary architectural office space - well designed and standing the test of time. Located in Notting Hill it fills the gap in the market between Kensington club type old fashioned spaces and the new trend for ‘quirky’ offices spaces. It brings with it a calmness, a well considered palette of materials, a free flowing open plan space, opening the spaces up to natural light filtered from the brick and glass entrance.”
23 Architecture



Originally built as a warehouse the property provides an inspired working environment for modern businesses. The property has recently undergone major refurbishment works to the common parts and the Studio has been totally remodelled to create a new working environment.



LOCATION

The property is located just off the southern side of Notting Hill Gate, on the junction between Uxbridge Street and Campden Hill Road. Hyde Park, Holland Park, Kensington Village and Portobello Road are all with easy reach of the premises providing exceptional local amenities for any occupier.

Transport links are excellent with Notting Hill Gate Underground station only a few minutes' walk giving access to the District, Circle and Central lines alongside a multitude of bus routes.





RESTAURANTS AROUND W8

- 1 Maggie Jones's Restaurant
- 2 Launceston Place
- 3 Yashin Sushi
- 4 Aubaine Kensington
- 5 Cacciari's Restaurant
- 6 Clarke's Restaurant
- 7 Chakra Indian Restaurant Kensington
- 8 Kitchen W8
- 9 Il Portico
- 10 The Ivy Kensington Brasserie
- 11 Balans Soho Society
- 12 Core by Clare Smyth
- 13 Farmacy
- 14 Granger and Co.
- 15 The Ledbury
- 16 Grilandia
- 17 Hereford Road Restaurant





THE STUDIO

A brand new self-contained entrance on Uxbridge Street providing impressive discreet access to the Studio.

SPECIFICATION

ENTRANCE AND GLAZING

- Private, architect designed, glazed and hit and miss brick entrance
- Floating architect designed concrete stair
- Powder coated metal double glazed windows
- Glass platform lift metal platform lift - powder coated to match glazings – Wheelchair / ambulant / delivery
- Customizable sign at entrance

ACCESSIBILITY

- Automated entrance doors through Uxbridge Street, video entry phone linked to reception with fob system customizable by user to times and dates
- Accessible office space for wheelchair users, glass platform lift between street level and office level
- Wheelchair accessible WC

LIGHTING

- Flos Infra-Structure black powder coated metal adaptable lighting system designed by Architect Vincent van Duysen
- Iguzzini linear pendants and track lights
- Vertical louvred back lit feature wall finished with clay plaster



AIR-CONDITIONING

- Daikin 4 pipe fan coil heating and cooling system throughout concealed within joinery and walls
- Mechanical fresh air ventilation

IT/CABLING

- CAT6 cables throughout, exposed galvanised steel trunking floor boxes
- HDMI cables from floors to walls for AV system
- 100 – 1000 meg newly installed fibre



FINISHES AND FITTINGS

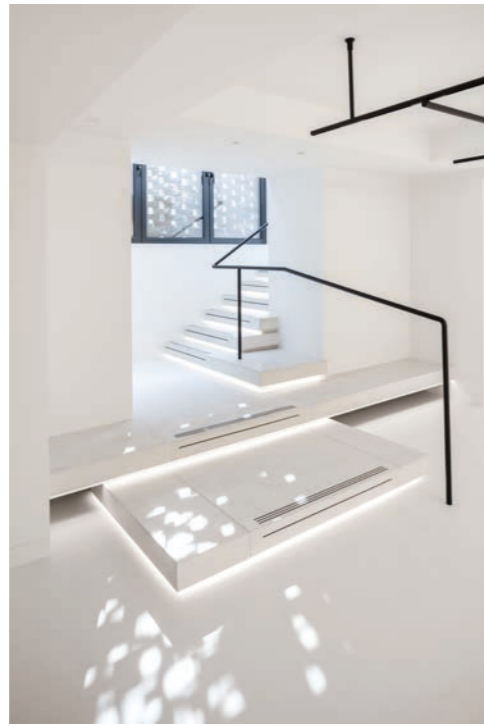
- Exposed painted original steel columns
- Resin floor throughout
- Oak veneer kitchenette
- Smeg fridge
- Built in Samsung combi ovens
- Central island
- Corian counter top
- Zip tap
- Built-in oak bench and bespoke table

STORAGE/ EXTRAS

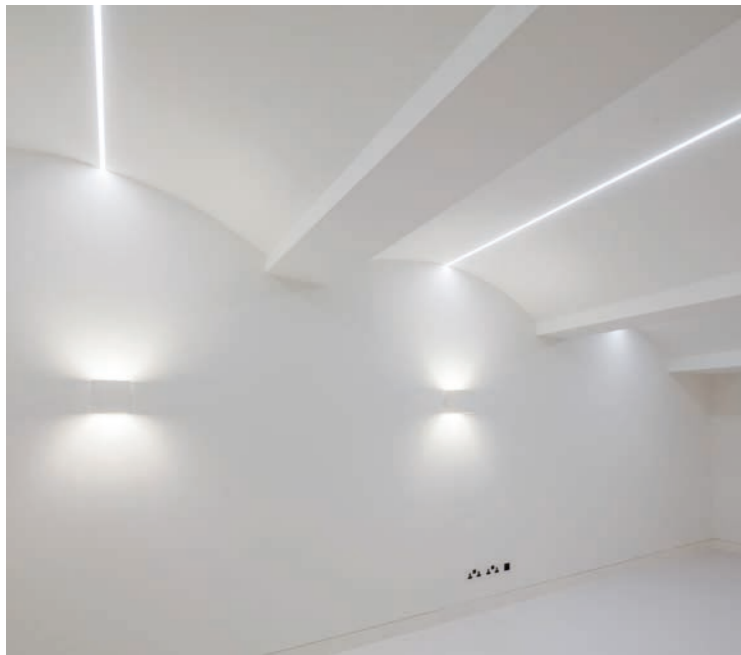
- Storage to WC lobby, below staircases, and to IT rooms
- Bike storage
- Fully tiled shower room

SECURITY

- Alarm security system installed
- Video entry
- Pre-wired for CCTV







SPACE PLAN

Net Internal Area: 3,077 sq ft
 Gross Internal Area: 4,483 sq ft



Workstations: 27
 Receptionist: 1
 Meeting table: 2

TERMS AVAILABLE UPON REQUEST

VIEWINGS BY APPOINTMENT THROUGH JOINT SOLE AGENT



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