

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.

"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."

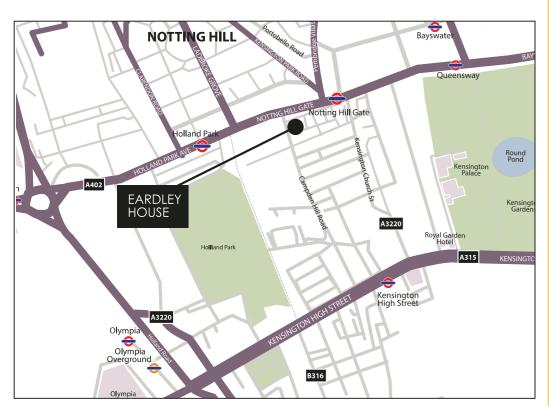
23 Architecture

2 | EARDLEY HOUSE | 3



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.

4 | EARDLEY HOUSE | 5







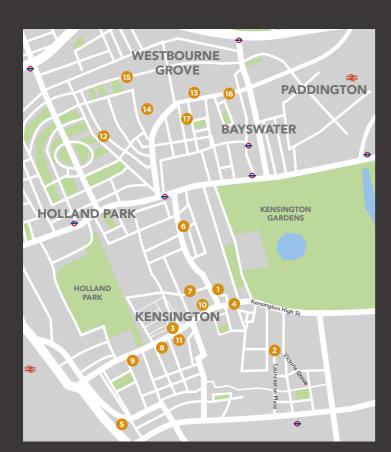


LOCATION

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

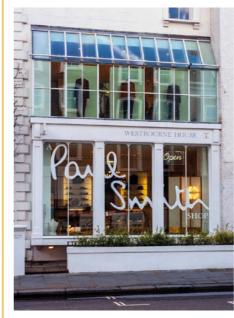
- 1 Maggie Jones's Restaurant2 Launceston Place3 Yashin Sushi

- Aubaini Susini
 Aubaine Kensington
 Cacciari's Restaurant
 Clarke's Restaurant
 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

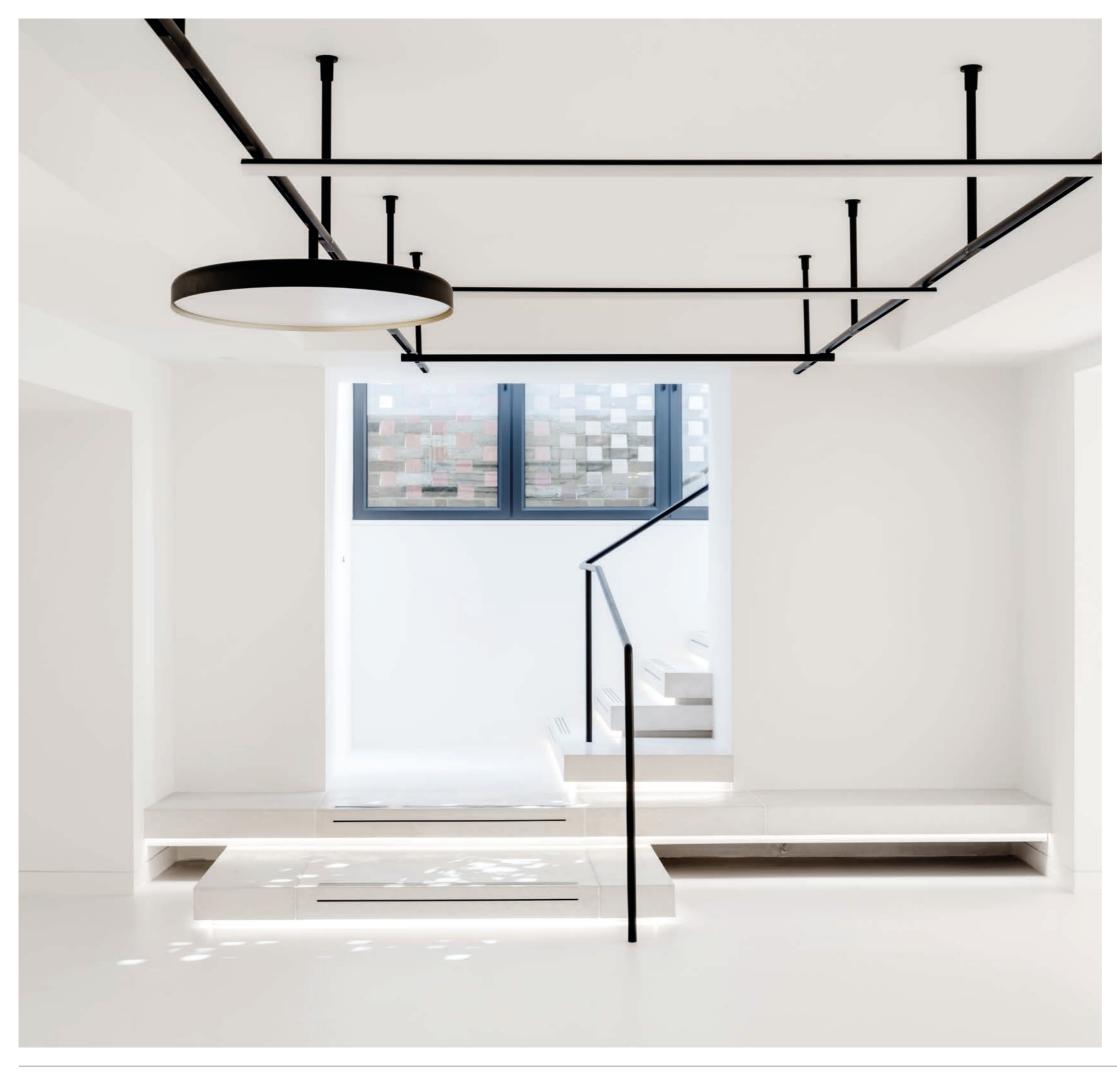








8 | EARDLEY HOUSE EARDLEY HOUSE | 9



THE STUDIC

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

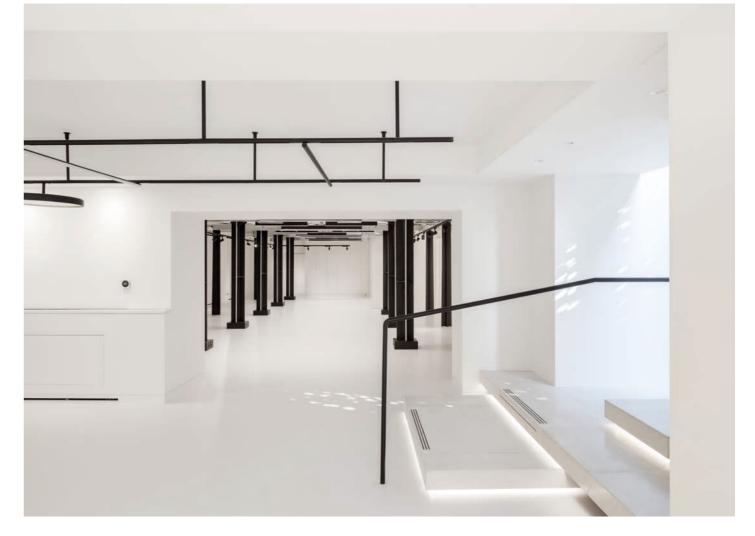


AIR-CONDITIONING

- 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

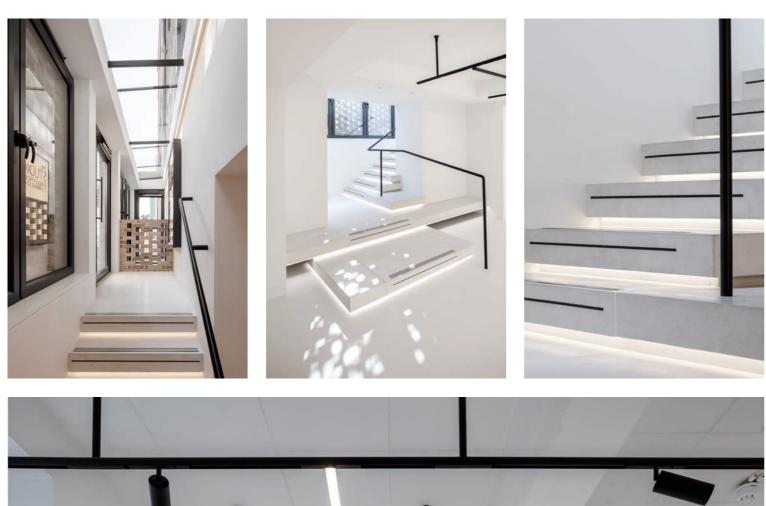
- Exposed painted original steel columns
- Resin floor throughout
- Oak veneer kitchenette
- Smeg fridge
- Built in Samsung combi ovens
- Central island
- Corian counter top
- Zip tap
- Built-in oak bench and bespoke table

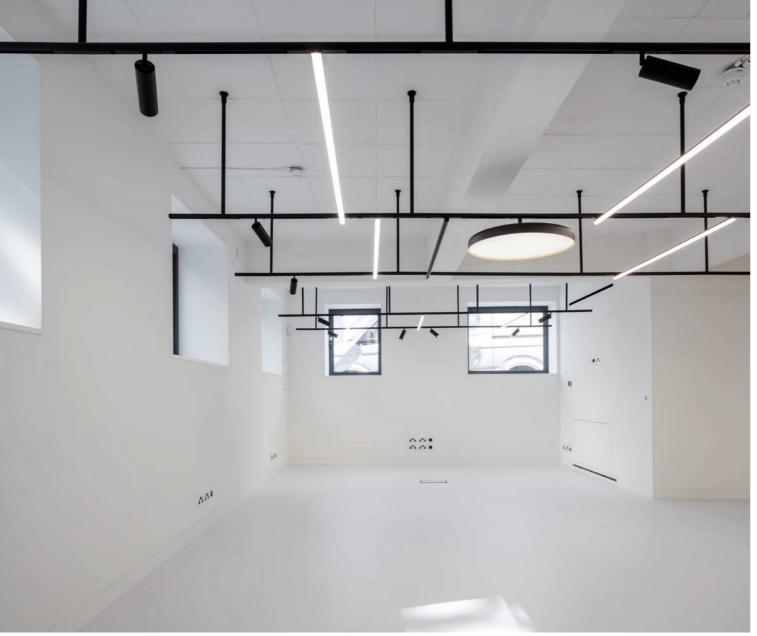
STORAGE/ EXTRAS

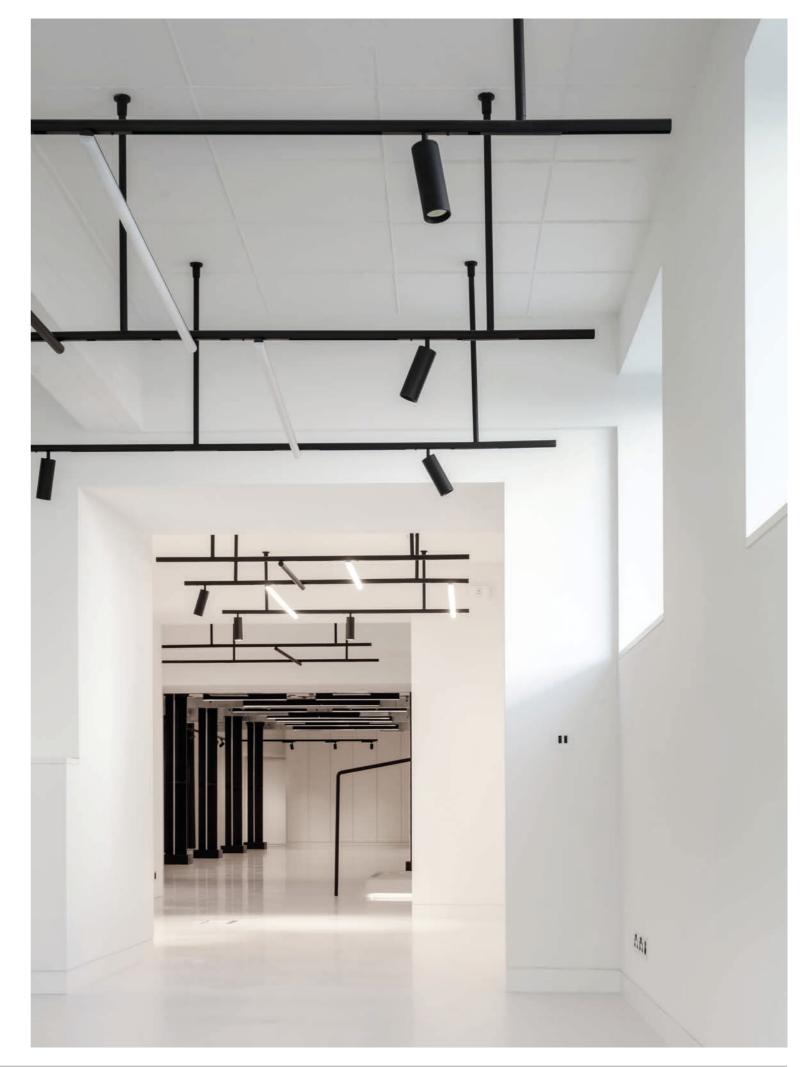
- Storage to WC lobby, below staircases, and to IT rooms
- Bike storage
- Fully tiled shower room

SECURITY

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

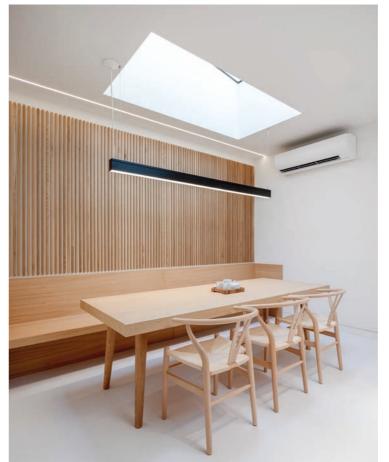






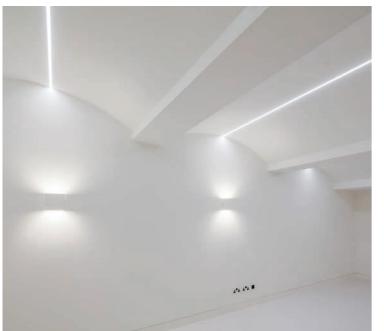




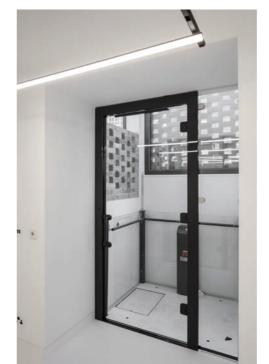






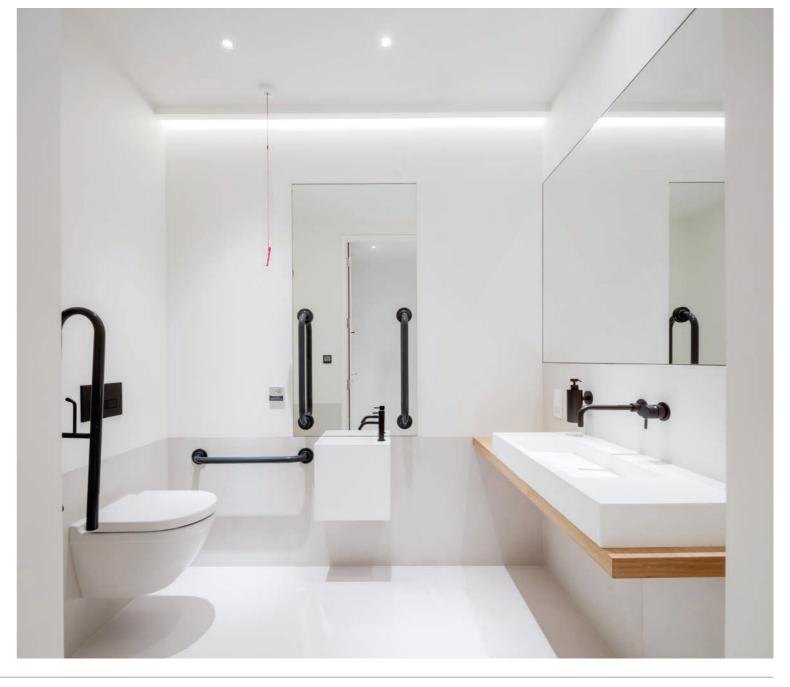












18 | EARDLEY HOUSE | 19



TERMS AVAILABLE UPON REQUEST

VIEWINGS BY APPOINTMENT THROUGH JOINT SOLE AGENT



BDG Sparkes Porter LLP

James Harrison

Tel: 020 7629 1088

Email: james.harrison@bdgsp.co.uk

Gregory Porter

Tel: 020 7629 1088

Email: gregory.porter@bdgsp.co.uk

www.bdgsp.co.uk



Pilcher London

Simon Rinder

Tel: 020 7399 8600

Email: simonrinder@pilcher.london

Julian Wogman

Tel: 020 7399 8600

Email: julianwogman@pilcher.london

www.pilcher.london

IMPORTANT NOTICE

BDG Sparkes Porter LLP and Pilcher London in their own right as agents for the vendor/lessor of this property draw your attention to the following:- These particulars are intended to provide prospective purchasers/tenants with only a general introduction to this property and do not form part of any offer or contract. These particulars are believed to be correct, but neither BDG Sparkes Porter LLP, Pilcher London nor the vendor/lessor accept responsibility for any error they may contain. These particulars are not to be relied upon as a statement or representation of fact and prospective purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise. Neither the agents, or any of their employees, has any authority to make or give any further representation or warranty in relation to this property. All terms quoted are exclusive of VAT.