

7,028 sq ft

self-contained 3 storey office building



freehold for sale with parking
1 Colville Mews

NOTTING HILL, W11 2AR





2ND FLOOR

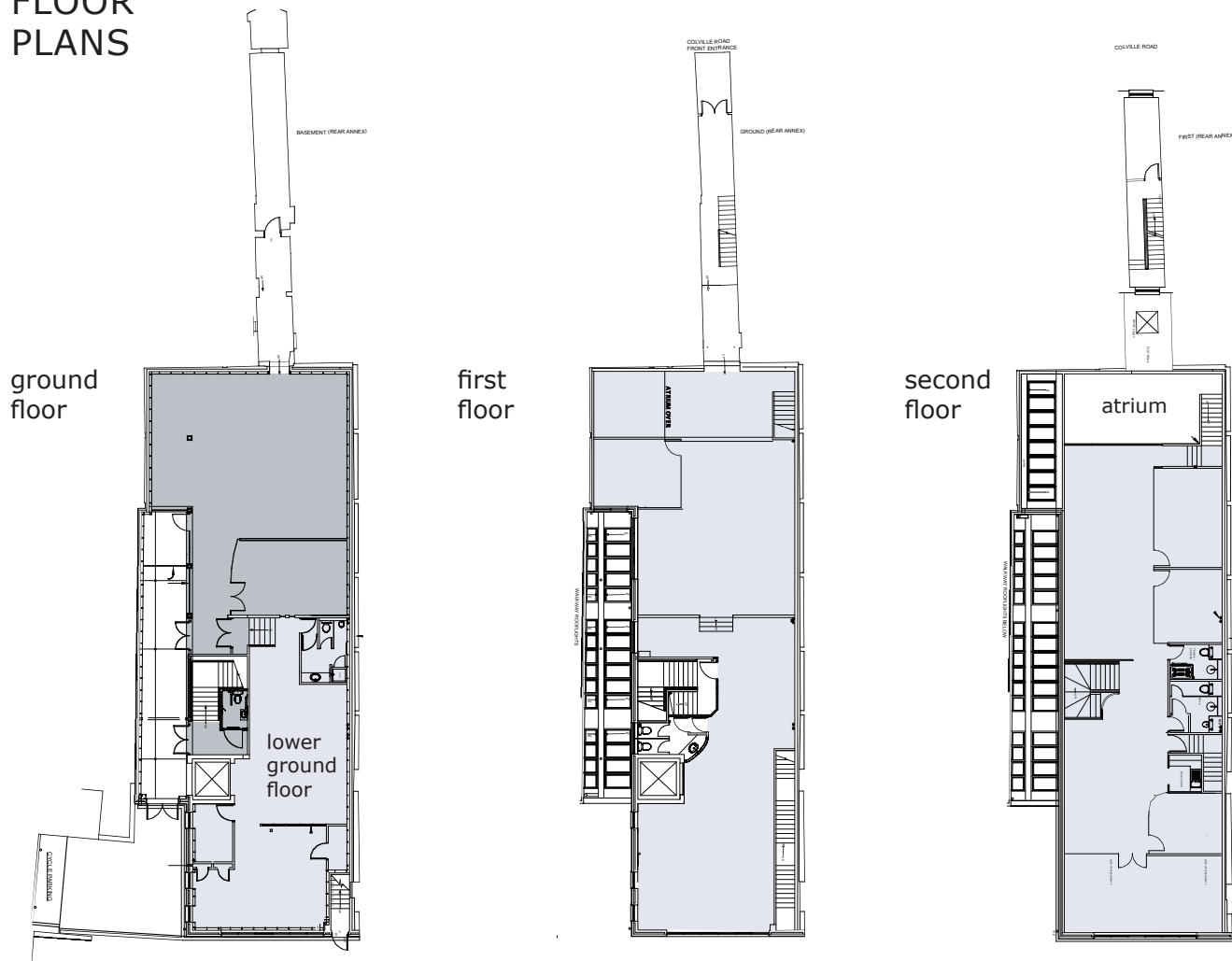


LOWER GROUND STUDIO



GROUND FLOOR

FLOOR PLANS



ACCOMMODATION

FLOOR	SIZE SQ FT
second floor	1,389 sq ft
first floor	2,443 sq ft
ground floor	2,086 sq ft
lower ground floor	1,110 sq ft
TOTAL	7,028 sq ft (652.92 sq m)

DESCRIPTION

1 Colville Mews is a rare opportunity to acquire an entire building in the centre of Notting Hill. The building can be accessed from both Colville Mews and Colville Road which allows the building to be multi-let and flexible use.

The property benefits from air-conditioning throughout and private gated car parking at the front. There are skylights in the curved roof that providing plenty of natural light.

SPECIFICATION

- self-contained building
- cobbled forecourt
- good natural light
- lower ground studio area with goods lift
- car parking
- air conditioning
- timber flooring
- selection of private offices/ meeting rooms

TENURE

Freehold with full vacant possession

GUIDE PRICE

Offers in excess of £7 million

RATES

£118,016 per annum approximately
(Ratable Value £230,500)

EPC

Rated D

LEGAL COSTS

each party to bear their own legal costs

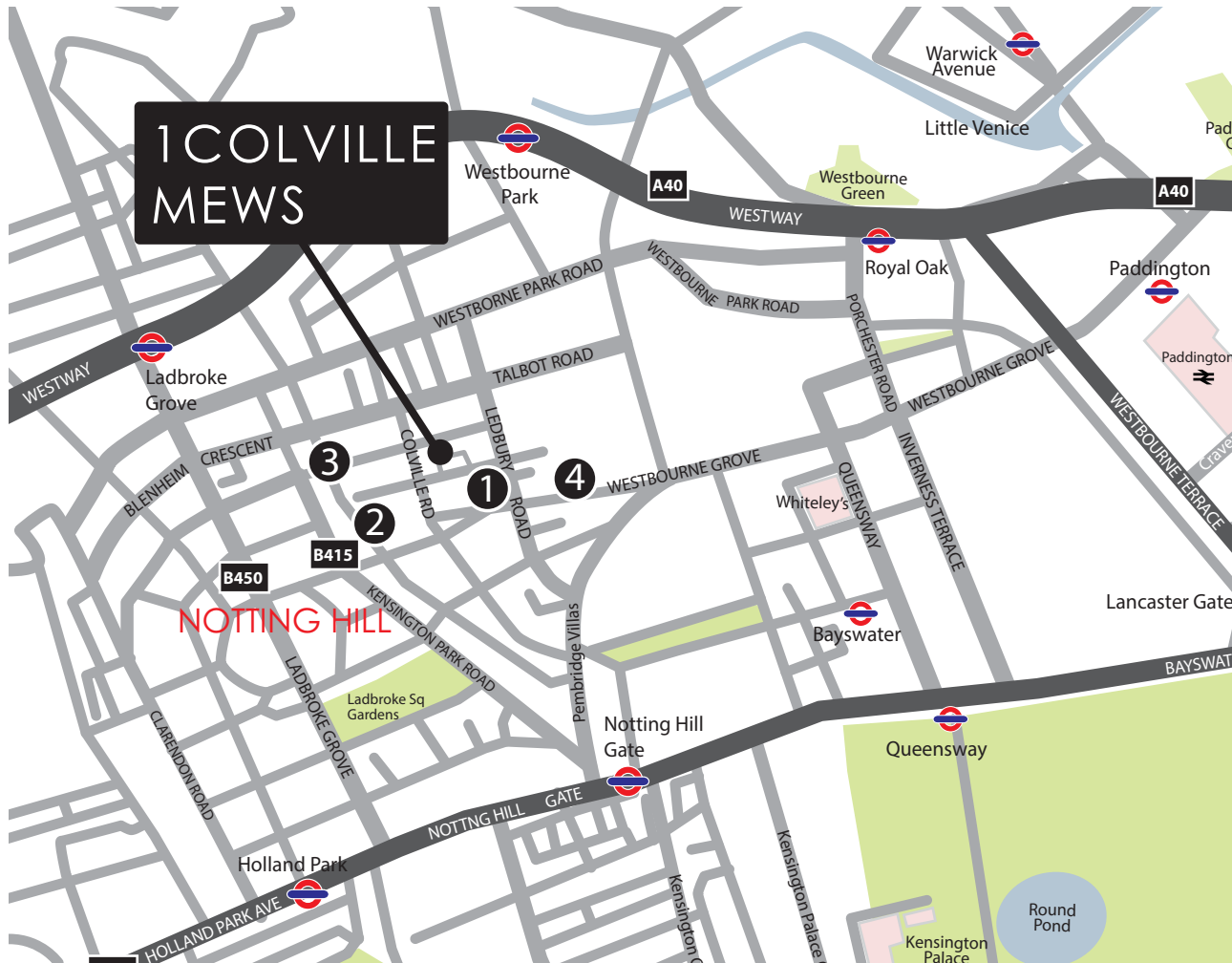


1. Ottolenghi restaurant 2. The Hummingbird bakery 3. Portobello Star pub 4. Granger & Co restaurant

LOCATION

Colville Mews is located just off of Lonsdale Road, close to Westbourne Grove with a number of bars, cafés and retail amenities in the immediate area. Ladbroke Grove underground station (Circle and Hammersmith & City Lines) and Notting Hill Gate underground station (Central, Circle and Hammersmith & City Lines) are both within close proximity.

Local occupiers include: Sisley (Cosmetics)IOVOX, Go Native, Virgin, Wolff Olins and Fanagan Lawrence



CONNECTIVITY TO

High Street Kensington.....	3 mins
Paddington	4 mins
Oxford Circus.....	11 mins
Victoria	16 mins
Waterloo	16 mins
Bank.....	17 mins
Kings Cross St Pancras.....	29 mins
Heathrow Terminals 1-3	38 mins

Source: Citymapper.com
using a combination of London Transport from Notting Hill Gate

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