



Integral Reception

467.77 Sq m
(5,035 Sq ft)

Award Winning Development Ladbroke Grove, W10

Grand Union Studios is a fantastic development completed in 2017 designed by architects AHMM which won the RIBA London Award and has a BREEAM Rating of Excellent. Located on Ladbroke Grove the building offers Grade A office/studio space and is easily accessible from Kensal Green, Kensal Rise and Ladbroke Grove Stations.

We are able to offer this stunning fully fitted, plug & play suite on the 3rd floor, which is predominantly open plan with a large boardroom, reception and private meeting rooms.

Specification

- Superfast Gold WiredScore Internet Connectivity
- Benefit of Existing High Quality Fit Out
- Air Conditioning
- Raised Floors
- On Site Parking
- Main Building Reception & Dedicated Onsite Manager
- Showers & Bike Racks
- On Site Café with Terrace



Front entrance to reception



Meeting room adjacent to reception



Partitioned offices and meeting area



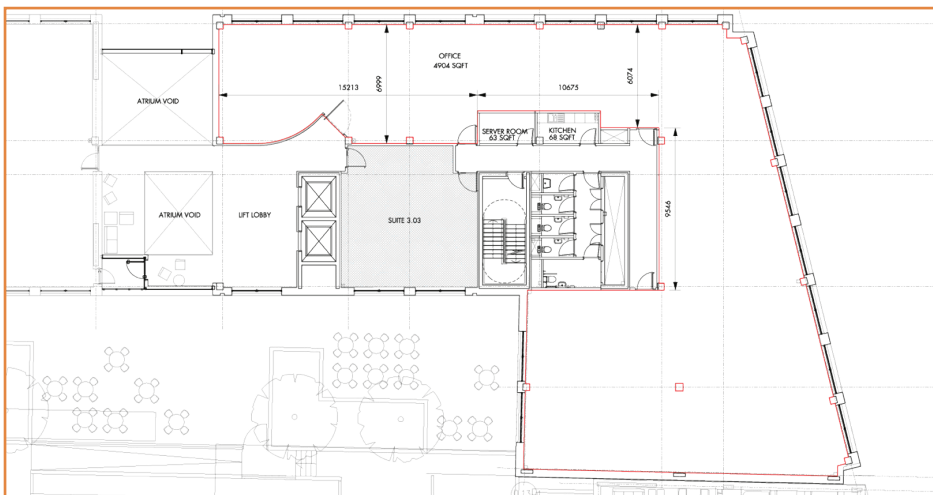
Terms

A new sublease to March 2022, potentially longer by negotiation at a passing rent of £198,700 per annum exclusive

Rateable Value

Current RV as listed on the VOA website £192,000

Floor Plan



Areas

Main Office*:
455.60 sq m (4,904 sq ft)

Kitchen:
6.32 sq m (68 sq ft)

Comms Room:
5.85 sq m (63 sq ft)

TOTAL
467.77 sq m (5,035 sq ft)

* Keylined in red in the floor plan opposite.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

Net zero CO₂ emissions
20 This is how energy efficient the building is.

B 26-50

C 51-75

D 76-100

E 101-125

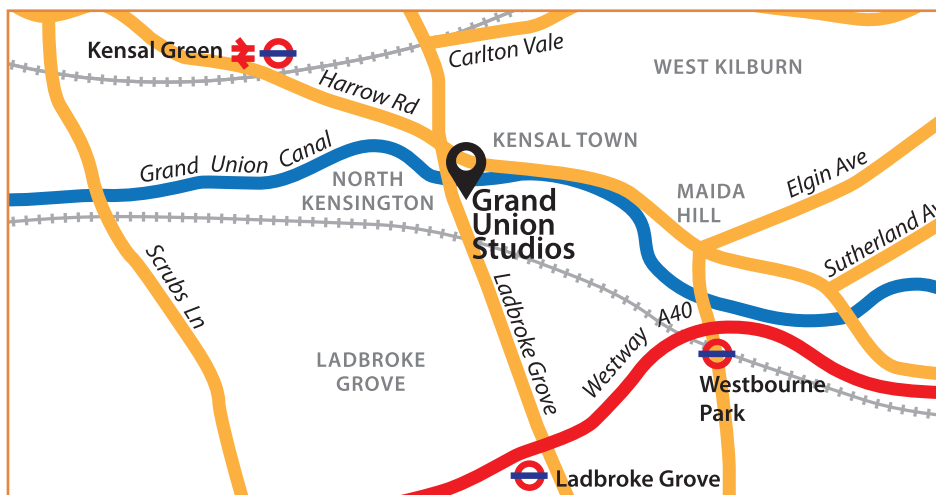
F 126-150

G Over 150

Less energy efficient

Location Plan

Grand Union Studios, 332 Ladbroke Grove, London W10 5AD



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