

D Class Premises to Let

ON THE INSTRUCTIONS OF R B KENSINGTON AND CHELSEA

Notting Hill – Golborne Road

Approx 855 sq ft GIA (703 sq ft net)



**7 Golborne Road
Trellick Tower
London W10 5PN**

A former Doctors Surgery with listed original shop front, partitions and fixtures from when Trellick was constructed and designed by Erno Goldfinger.

Surgery listing description for Trellick Tower

Doctor's Surgery (no. 13) with original shop front, projecting sign and door. Interior retains original plan of waiting room, consulting room and nurse's area. Many fitted cupboards survive, together with doors and frames with switches. Separate sliding door to nursing area at the rear. A fine surviving example of an original Goldfinger interior.

Subject to contract and exclusive of VAT if applicable

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Listed internal fixtures and fittings.

Location

7 Golborne Road is immediately adjacent to the entrance to the landmark and listed Trelick Tower in the northern section of Golborne Road. Other occupiers include Rellik, Laylow Restaurant, Goldfinger Factory, Doctor’s Surgery, Library, Costcutter and other local traders.

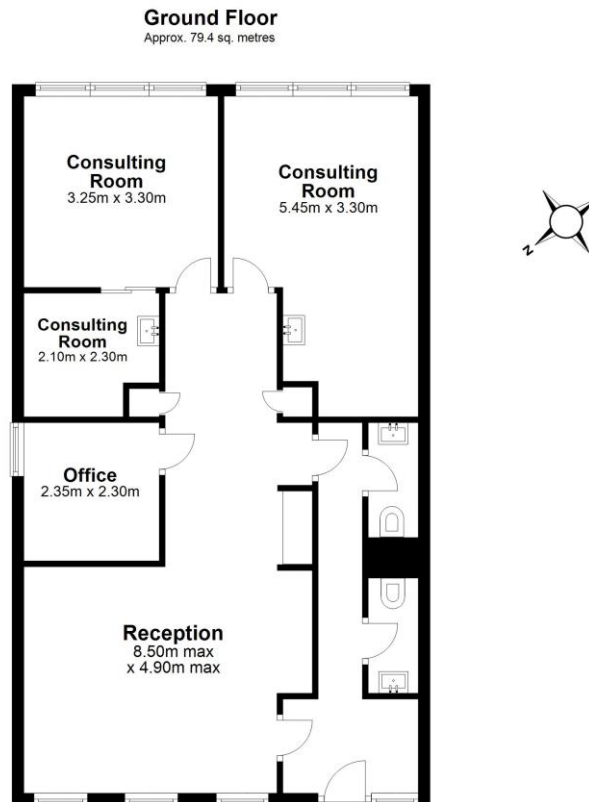
Description

The premises provide a former doctor’s surgery that offers a rectangular shape unit with under croft frontage overlooking Golborne Road/Square. The accommodation is fitted to provide lobby, reception office, and two consulting rooms with WC accommodation.

The layout is an original design and is listed as part of the listing for the Tower so cannot be altered substantially.

We understand the premises extend to the following approximate areas:

Gross Internal	855 sq ft (79.45 sq m)
Net Internal	703 sq ft (65.28 sq m)



7 Golborne Road, London

Planning

We understand the premises have current planning use as D class, doctor's surgery and other D class or B class Office, A2 Estate agency /Legal uses may be suitable subject to formal planning application.

A3 or A5 uses will not be accepted.

Terms

The premises are available to let on new lease for a period by arrangement.

Rent

£25,000 per annum exclusive.

Business Rates

The premises are located in Royal Borough of Kensington and Chelsea to whom prospective tenants should make direct enquiry to verify the following information.

Rateable value £15,500, described as surgery.

Estimated rates payable 2020/21 £7,734.50.

Service Charge

On application.



Energy Performance Certificate (EPC)

E 125

Timing

The premises are available for immediate occupation subject to completion of legal formalities.

Further Information and Inspections

Via landlord's sole agents

Hargreaves Newberry Gynell (HNG) 020 3205 0200

Mark Belsham 07973 372 698