

D Class Premises to Let

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

Approx 855 sq ft GIA



Subject to contract and exclusive of VAT if applicable

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Location

7 Golborne Road is immediately adjacent to the entrance to Trellick 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.

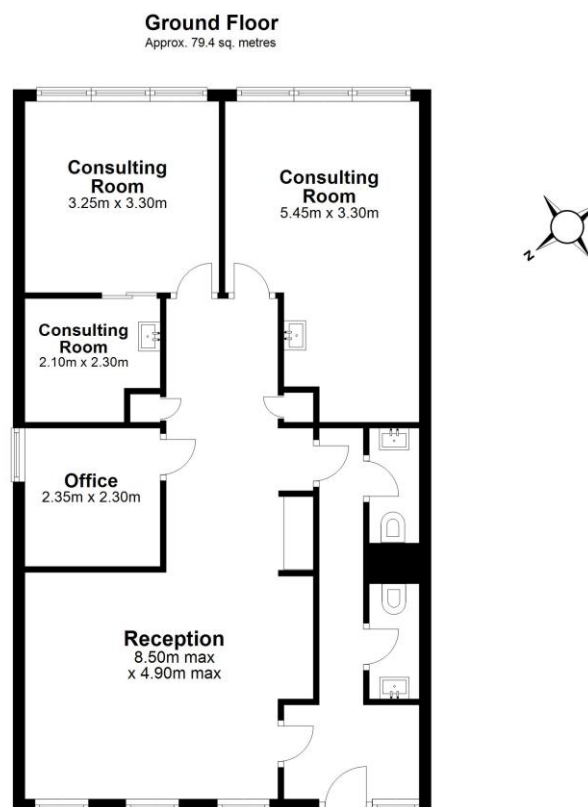
Description

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

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

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)



Total area: approx. 79.4 sq. metres

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

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 2019/20 £7,610.50.

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 Gyngell (HNG) 020 3205 0200
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