

On behalf of



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



# BASELINE BUSINESS STUDIOS

Whitchurch Road, North Kensington W11



Studio/Office Units near Latimer Road **TO LET**



From 330 sq ft (30.65 sq m)

**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**LOCATION:**

Baseline is situated a few minutes' walk from **Ladbroke Grove** and close to the local amenities of Bramley Road and Freston Road - the home of the **Chrysalis Group** including Heart FM. Nearby is the famous **Portobello Road** with its abundance of cafes, bars, restaurants and fashionable shops Stations are located at Ladbroke Grove 600 yards (Hammersmith & City & Circle lines) Latimer road 300 yards (Hammersmith & City & Circle line).

**DESCRIPTION:**

The development offers **34 single units** and **6 double units**, enabling tenants to rent adjacent units if several are required. The units have been fitted out to a good shell standard, and with the rent being inclusive of service charge provisions, tenants will only have to pay for their **telephones** and **business rates** in addition.

**FEATURES:**

- Lift
- CCTV
- Entry phone system
- Water Supply to unit

**AVAILABLE UNITS - ALL APPROX 330 SQ FT**

UNIT	ADDRESS	Sq ft	RENT (inclusive of Service charge)	APPROX RATES 2012	AVAILABLE	Total estimated Annual costs
5	Baseline	330	£6,500	To be re-assessed	Under offer	£8,840
8	Baseline	330	£6,500	£2,340	Under offer	£8,840
24	Baseline	330	£6,500	£2,340	Available	£8,840
26	Baseline	660	£13,000	£4,680	Available	£17,680
30	Baseline	330	£6,500	£2,340	Available	£8,840
32	Baseline	330	£6,500	£2,340	Available	£8,840
37	Baseline	330	£6,500	£2,340	Available	£8,840
39	Baseline	330	£6,500	£2,340	Available	£8,840

Caveat: Rates are based on Ratable Values at the time and may be subject to relief or phasing.

**TERMS**

Flexible leases are available, preferably for 3 years.

**Contact:**

Sole agent for viewing and information:



**Rupert Searle: 020 7938 2341**

[rsearle@frostmeadowcroft.com](mailto:rsearle@frostmeadowcroft.com)

[www.frostmeadowcroft.com](http://www.frostmeadowcroft.com)

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# Energy Performance Certificate

## Non-Domestic Building



Baseline Business Studios  
Whitchurch Road  
LONDON  
W11 4AT

**Certificate Reference Number:**  
0180-0838-0060-1800-6092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **91**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 2608  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**36** If newly built

**67** If typical of the existing stock