



2 THE PHOENIX BREWERY 10 BELFRIES ROAD W11 2P

PHOENIX BREWERY

Unit 1B - 1,251 sq ft



13 Bramley Road
Nottingdale
W10



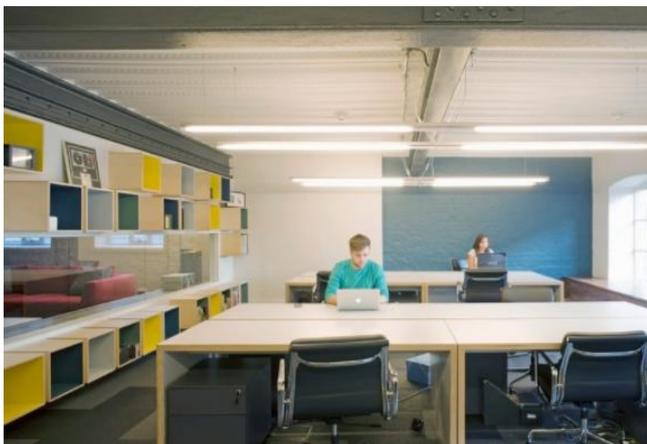
Unique Fully Fitted Office to Rent
Designed by AMA Architects
'Plug & Play'



Horizontal slot
In main sound proof meeting room
Creates an integrated space



Interior design;
Simple desk and storage areas
With bespoke joinery



Dynamic workspace
Flexible and informal
Variety of break out areas
& Meeting spaces

A curated collection of furniture:
Tom Dixon -
Maarten Van Severen -
B&B Italia & Vitra -





Lease Term

Sublease to 17th April 2020

Or

Assignment to 18th April 2022 (With tenant only break at April 2020) Outside the L&T Act 1954.

Available on completion of legal's.



Specification

- Air conditioning -
- Fully Cabled -
- LED Lighting -
- Fibre connectivity (contract live) -
- Commissionaires (Large reception area) -
- Shower facilities -
- Bicycle storage -
- Fantastic natural light -

Outgoings & Commercials

Unit: 1B
 Floor: 1st
 Size: 1,251 sq ft
 Sublease Rent: £49.50 psf
 Assignment Rent: £55.00 psf
 Rates: c.£20.00 psf
 SC: c.£8.55 psf
 Approx Total: c.£105,000 per annum exc. VAT

EPC: TBC

Contact

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