



TO LET

330 - 660 sq ft Studios offices

BASELINE STUDIOS

Whitchurch Road, London W11 4AT



## LOCATION

Baseline Studios is situated a 2 minute walk from Latimer Road station (Hammersmith & City and Circle lines) and close to the local amenities of Bramley Road and Freston Road. Nearby is the famous Portobello Road with its abundance of cafes, bars, restaurants and fashionable shops. Ladbroke Grove (Hammersmith & City and Circle lines) is also located a short distance from the property- approximately a 10 minute walk.

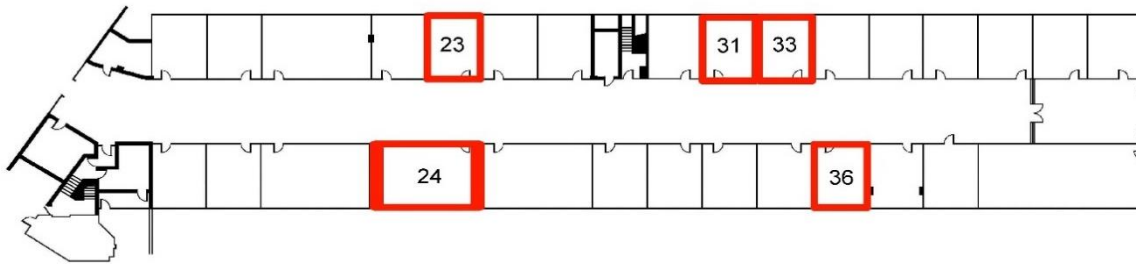
## DESCRIPTION

The studios available are on the ground floor and benefit from wooden floors, a fitted kitchen, and high ceilings. The units are on a flexible contracts. Tenants will be required to provide their own internet and telephone connection.

## AMENITIES

- High ceilings
- Kitchenette
- 24/7 security
- Bicycle racks onsite
- Flexible contract
- Communal breakout area
- EPC: Rated D

## PLAN



Units 23, 24, 31, 33, 36 Baseline Business Studios  
Not to Scale - For Illustration Only



Breakout area

## RENT & ACCOMODATION

UNIT	SQ FT (sq m)	RENT & SERVICE CHARGE (per annum)
Unit 23	330 (30.66)	£8,250
Unit 24	660 (61.32)	£16,500
Unit 31	330 (30.66)	£8,250
Unit 33	330 (30.66)	£8,250
Unit 36	330 (30.66)	£8,250

\*Rates billed separately by local authority. We estimate these to be £7.33 per sq.ft.

FOR FURTHER INFORMATION PLEASE CONTACT LANDLORDS AGENTS

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