



**MAKING  
PROPERTY  
WORK**

**SHW**

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**TO LET**

**BRIGHT, MEDIA STYLE COMMERCIAL SPACE TO RENT**

**The Hub, 300 Kensal Road, London, W10 5BE**

**DESCRIPTION**

The Hub provides bright, economical media-style commercial space over a number of suites that range in size from 700 sq ft to 7,970 sq ft. The suites benefit from great natural light and excellent floor-to-ceiling height.

The building provides a smart, staffed reception. W/Cs have recently been refurbished, and there are communal showers.

**LOCATION**

The Hub is located in the heart of West London adjacent to the Grand Union Canal, which runs parallel to Harrow Road. Kensal Green, Westbourne Park and Queen's Park underground stations are all a short walk, providing access to the Circle and Bakerloo Lines. There are numerous bus routes in the area.

Local amenities such as The Grinder Coffee House, Le Choux, Asian Bistro Café and Sainsbury's are all within walking distance.

**OFFICE ACCOMMODATION**

	SQ FT	SQ M
Unit 102 - 108	7,970	740
Unit 109	832	77
Unit 110	937	87
Unit 111	700	65
Unit 121	902	84
Unit 124-128 (coming soon)	5,392	501
Unit 292b (Available Sep 24)*	2,616	243
<b>TOTAL</b>	<b>16,733</b>	<b>1,797</b>

\*Self-contained, ground floor suite.

**AMENITIES**

- Staffed reception
- 27/4 access
- Passenger lift
- Great floor-to-ceiling height
- Good natural light
- Air conditioning & fresh air system
- Perimeter trunking
- Exposed M&E
- Car parking
- Showers & bike racks

**OUTGOINGS**

On application

**VAT**

The property is elected for VAT

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The Hub has an EPC of a C



**VIEWINGS – 020 7389 1500**

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