



# THE PHOENIX BREWERY W10

LEASEHOLD & MANAGED OFFICE SUITES

1,200 - 2,900 Sq ft | £45 psf



# Bright, refurbished warehouse with characterful office suites in the heart of W10

Every unit brings its own character. Large crittall and arched windows, exposed steel beams, original brickwork and wood flooring create the backdrop for a creative team atmosphere.

## FEATURES



New  
AC



24/7  
access



Well  
connected



Manned  
reception



Kitchenette  
in unit



Lift  
access



Locker  
storage



Cycle  
store



Shower  
facilities





| Floor/suite           | Sq ft         | Status      | Fitout          |
|-----------------------|---------------|-------------|-----------------|
| Ground Floor A & Base | Occupied      | 2260        |                 |
| Ground Floor C & D    | Occupied      | 2275        |                 |
| Ground Floor E        | Occupied      | 548         |                 |
| First Floor A         | Occupied      | 1289        |                 |
| First Floor B         | Occupied      | 1251        |                 |
| First Floor C & D     | Occupied      | 2901        |                 |
| Second Floor A & B    | Occupied      | 2589        |                 |
| Second Floor C        | Occupied      | 1248        |                 |
| Second Floor D        | Occupied      | 1649        |                 |
| <b>Third Floor B</b>  | <b>Vacant</b> | <b>1316</b> | <b>Managed</b>  |
| Third Floor C         | Occupied      | 1294        |                 |
| Third Floor D         | Occupied      | 1087        |                 |
| <b>Fourth Floor B</b> | <b>Vacant</b> | <b>1308</b> | <b>Unfitted</b> |
| <b>Fourth Floor C</b> | <b>Vacant</b> | <b>1285</b> | <b>Unfitted</b> |
| Fifth Floor B         | Occupied      | 1282        |                 |
| <b>Fifth Floor C</b>  | <b>Vacant</b> | <b>1284</b> | <b>Unfitted</b> |
| Sixth Floor B & 7th   | Occupied      | 1904        |                 |
| Sixth Floor C         | Occupied      | 1287        |                 |



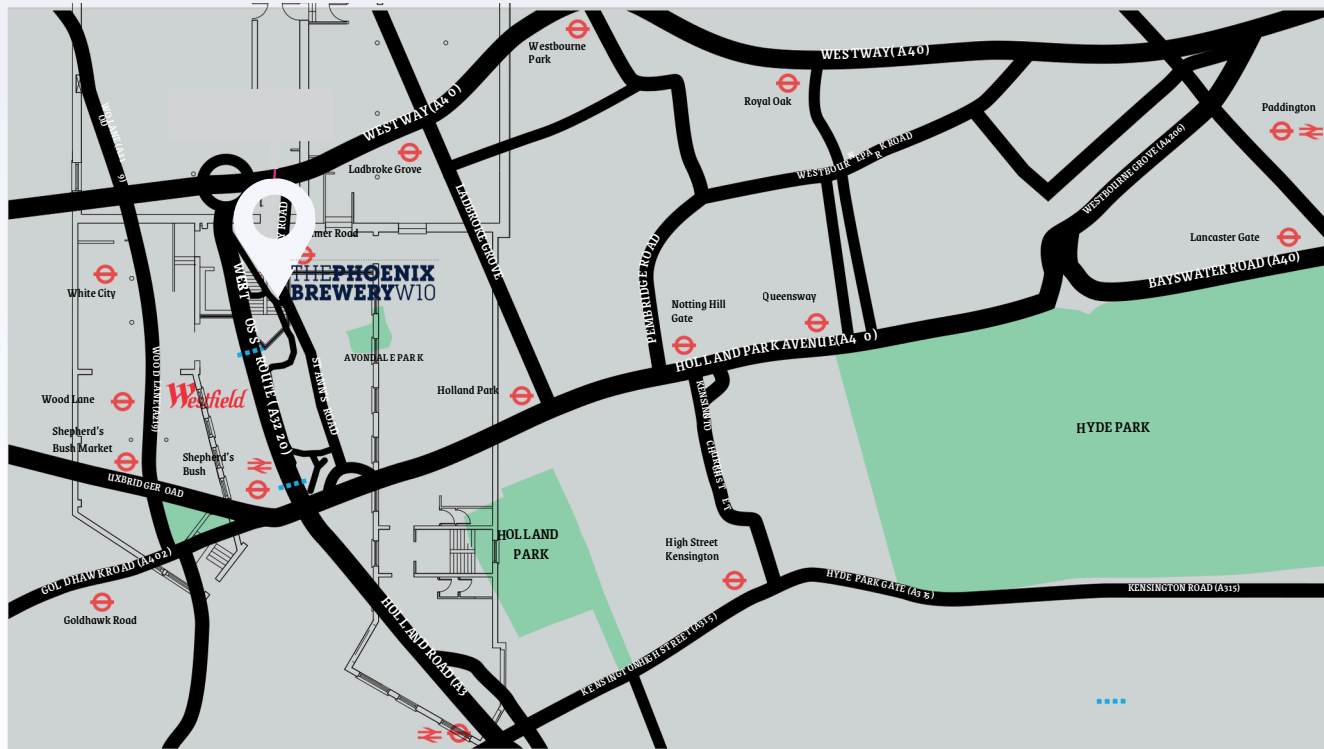
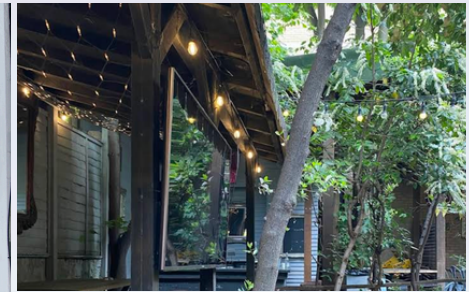
The managed office covers the full range of our amenities, with the following inclusive of the £100psf:

Furnishings  
 Internet  
 Cleaning & maintenance  
 Business rates  
 Service charge  
 M&E  
 Meeting room  
 Private WC

Leasehold terms available at £45 psf. All available, unfitted units can be provided as managed and fitted.

# Well connected & between all local amenities

13 Bramley Rd, London W10 6UX



## Walking times

|                          |         |
|--------------------------|---------|
| Westfield White City     | 10 mins |
| Holland Park             | 15 mins |
| Westbourne Park          | 5 mins  |
| Paddington               | 9 mins  |
| King's Cross St. Pancras | 20 mins |
| Notting Hill Gate        | 23 mins |
| Oxford Circus            | 27 mins |
| Heathrow                 | 30 mins |
| Waterloo                 | 31 mins |
| Victoria                 | 32 mins |

Source: Tubeplanner.com

## Location

The area is rich in amenities, from local cafés and pubs to the world-class retail of Westfield London and the cultural energy of Notting Hill and Portobello Market.

Phoenix Brewery is just 200m from Latimer Road station (Circle and Hammersmith & City) and a short walk to White City station (Central line), Ladbroke Grove (Circle and Hammersmith & City) and Wood Lane (Circle and Hammersmith & City).





In great company

ELEVEN

GALVAN

TalkTalk

FIVE

**JamJar**  
Investments



GUYS

smiles+smiles

CHICKEN  
SHOP

Already home to fashion designers, creative agencies, investment firms, and F&B brands, the building has become a vibrant hub for ambitious companies looking for a space to make their own.





## Terms

Available on new FRI lease or new lease for a term by arrangement direct from the landlord.

Unfitted units can also be taken on managed and fitted terms.

Speak to the team  
for more details

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