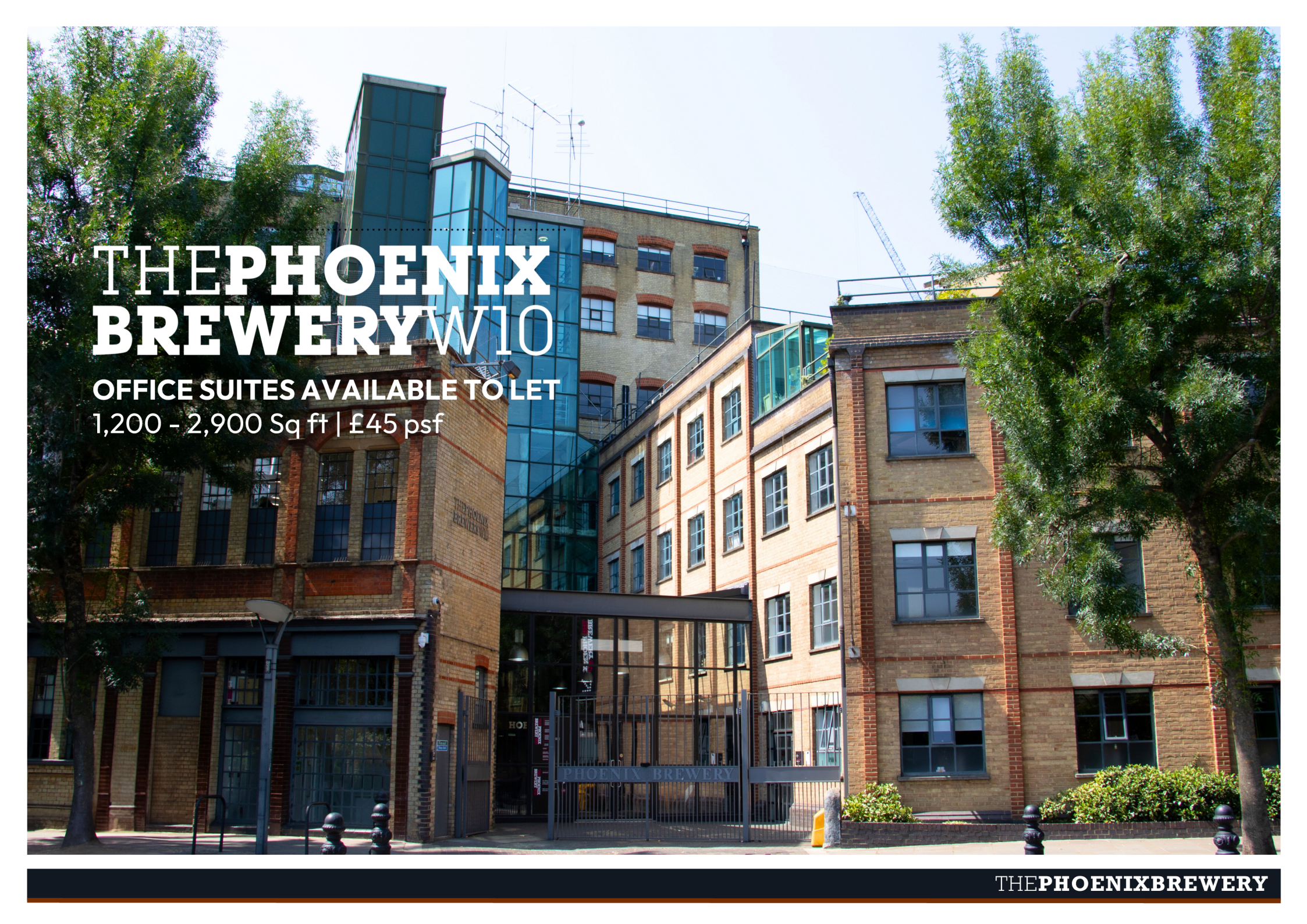




THE PHOENIX BREWERY W10

OFFICE SUITES AVAILABLE TO LET
1,200 - 2,900 Sq ft | £45 psf

Refurbished Victorian warehouse offering light-filled commercial spaces in the heart of W10

Every unit in the building has its own sense of character. Large crittall and arched brick windows bring in natural light, while exposed steel beams, original brickwork and wooden flooring create the backdrop for a great team atmosphere.



FEATURES



Air
conditioning



24/7
access



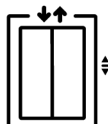
Well
connected



Manned
reception



Kitchenette
in unit



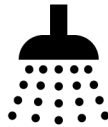
Lift
access



Locker
storage



Cycle
store



Shower
facilities

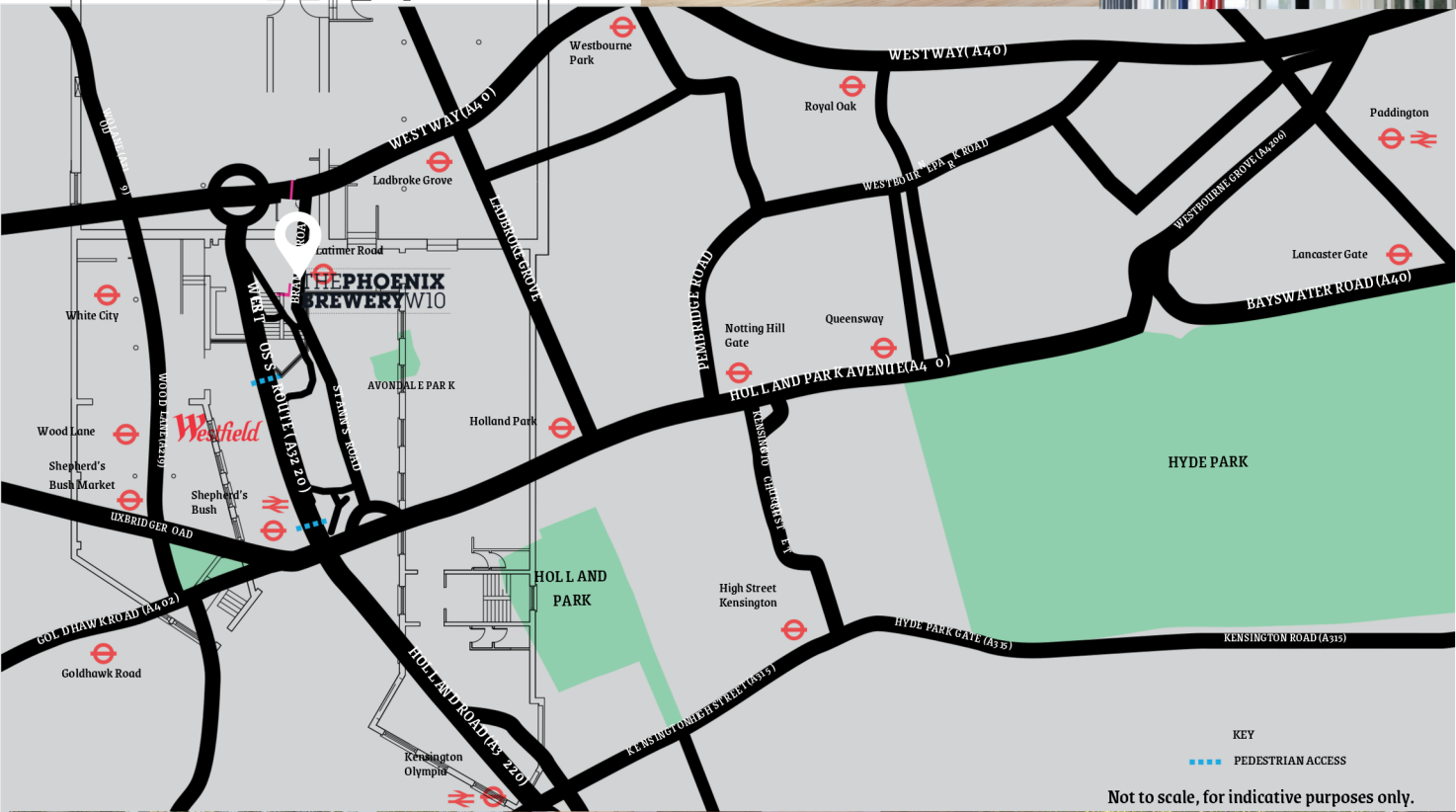


Unit	Sq ft	Status
Unit - G floor - Suite GFE	548	Let
Unit - G floor - GFB	1,246	Available
1st - Suite 1A	1,289	Let
1st - Suite 1C+1D	2,901	Let
2nd - Suite 2A	1,256	Let
2nd - Suite 2B	1,259	Let
3rd - Suite B	1,316	Available
4th - Suite 4C	1,285	Available
5th - Suite 5C	1,282	Available
5th - Suite 5B	1,284	Let



Well connected & surrounded by local amenities

13 Bramley Rd, London W10 6UX



CONNECTIVITY

Westfield	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

Located on Bramley Road in Kensington & Chelsea, 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).

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.



In great company

ELEVEN

GALVAN

TalkTalk

**PURPLE
BRICKS**

**FIVE
GUYS**

JamJar
Investments

smiles+smiles


**CHICKEN
SHOP**

**MENTAL
HEALTH
INNOVATIONS**

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.

The image shows a bright, modern interior space, likely a lounge or office area. It features large windows on the left side, allowing natural light to flood the room. The walls are made of brick, and there are several arched windows on the right. The floor is polished and reflects the light. In the foreground, there are several modern chairs and a small round table. In the background, there are more chairs and a television mounted on the wall. The overall atmosphere is clean, bright, and professional.

Speak to the team for more details

TERMS

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

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M: 07493 194 131

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