

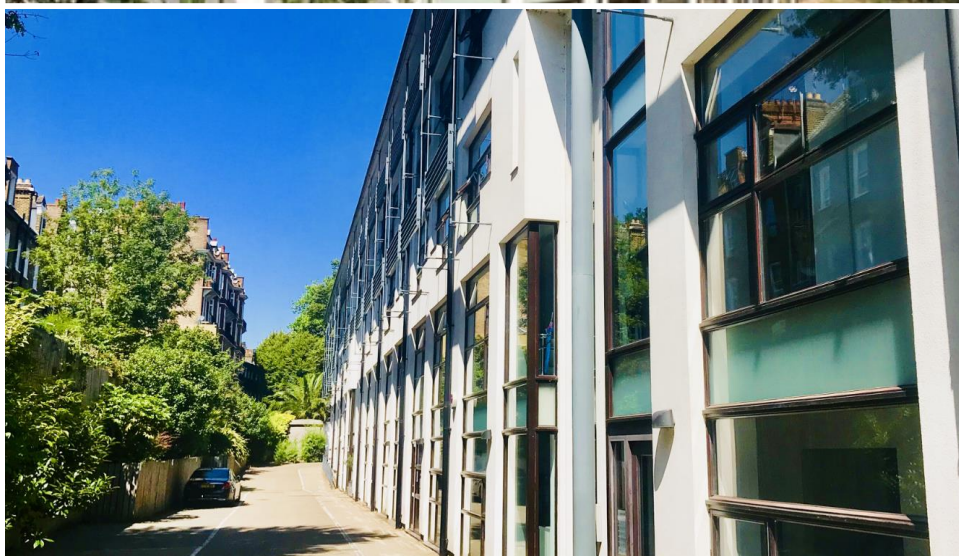


## **Exhibition House, Addison Bridge Place, Kensington London W14 8XP**

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Office Suites 1,229 sq. ft 1,272 sq. ft, 4,625 sq. ft  
4,089 sq. ft and 4,079 sq. ft

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**Brecker  
Grossmith**

63 Wigmore Street, London W1U 1BQ

020 7486 3531

[breckergrossmith.co.uk](http://breckergrossmith.co.uk)

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## Location

This splendid office building is next to the Olympia Exhibition Centre and The Olympia Hilton Hotel with a choice of amenities just a short walk away including restaurants, supermarkets and coffee shops. West Kensington tube station is just a short walk away and the boutique shops on Kensington High Street are also within walking distance.



## Description

Bright and airy working environment enhanced by large windows. Modern interior, kitchen facilities and washrooms are also included, specific to each tenant. The building is behind gates with modern security systems in place. Car parking spaces are available.

- 24-hour security
- bike racks
- entry phone system
- unbranded offices
- conference room

## Use

New E Class

## Rent

Pricing structure is as follows (fees shown are monthly figures but tenants would be charged quarterly in advance):

### Suite 9: 1,229 sq. ft ground floor

Rental: £4,608.75+VAT pcm / Service Charge: £614.50+VAT pcm

### Suite 10: 1,272 sq. ft ground floor

Rental: £4,770+VAT pcm / Service Charge: £636+VAT pcm

### Suite 18: 4,625 sq. ft ground floor

Rental: £17,343.75+VAT pcm / Service Charge: £2,312.50+VAT pcm

### Suite 19: 4,089 sq. ft first floor

Rental: £15,333.75+VAT pcm / Service Charge: £2,044.50+VAT pcm

### Suite 21: 3,079 sq. ft second floor (Available Feb 2021)

Rental: £11,546.25+VAT pcm / Service Charge: £1,539.50+VAT pcm

Tenants are responsible for their own electric meters, fitout/furniture, rates and comms.

## Business Rates

All interested parties are advised to make their own enquiries directly with London Borough of Hammersmith and Fulham

## Professional Costs

Each party to pay their own legal costs in this transaction

**For further information or to arrange a viewing please contact:**

**Richard Brecker**

**07836 246 777**

[richard@breckergrossmith.co.uk](mailto:richard@breckergrossmith.co.uk)

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