



**EXHIBITION HOUSE, KENSINGTON OLYMPIA**  
**MODERN E CLASS OFFICE SUITE FOR SALE**  
**1,750 SQ FT**

---

SUITE 7, EXHIBITION HOUSE, ADDISON BRIDGE PLACE, LONDON W14 8XP

---



## LOCATION:

A contemporary office building situated within a secure private development close to the Olympia Exhibition Centre.

Kensington Olympia overground, West Kensington tube station and many bus routes are just a short walk away.

## ACCOMMODATION:

Second floor: Approx. 1,750 SQ FT

The top floor suite is fitted to a high standard, with a kitchen/break out area, reception, suite of glazed partitioned offices and demised WC/shower facilities. The suite also benefits from a fitted editing suite. The amenities include:

- ◇ Lift access
- ◇ A/C
- ◇ On site security/management
- ◇ Entry phone system
- ◇ Car parking by arrangement
- ◇ Fitted space
- ◇ WC/Shower
- ◇ Kitchen/break out area



## USE:

B1 Office—E Class uses subject to agreement.

Hours of use:

Mon—Fri 7am to 10pm

Sat 7am to 1pm

Not on Sunday or Bank Holidays

## PRICE:

£750,000 PLUS VAT

## TERMS:

Residue of a 999-year lease from 2nd July 2012 at a peppercorn ground rent.

## SERVICE CHARGE:

Service charge costs are approximately £5 per sq ft.

## BUSINESS RATES:

The VOA have recorded a rateable value for 2024/5 of £72,500. The estimated rates payable are £39,585.

Interested parties are to make their own enquires within the London Borough of Hammersmith and Fulham.

## EPC:

The building has an EPC rating of D (83)

## LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred in a transaction.

## VIEWINGS:

Strictly by appointment through BRECKER GROSSMITH:

PHIL RICHARDS: 020 7908 2683

E-mail: [Phil@breckergrossmith.co.uk](mailto:Phil@breckergrossmith.co.uk)

RICHARD BRECKER: 07836 246777

E-mail: [Richard@breckergrossmith.co.uk](mailto:Richard@breckergrossmith.co.uk)



63 Wigmore Street London W1B 1BQ

SUBJECT TO CONTRACT

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

020 7486 3531

Brecker Grossmith as agents for the landlord of this property give notice that these particulars do not constitute an offer or a contract or any part thereof. All statements contained in these particulars are made without representation on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars can be relied upon as representation of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the validity of each of the statements contained above. REGULATED BY RICS. SUBJECT TO CONTRACT





**Brecker  
Grossmith**

**63 Wigmore Street London W1B 1BQ**

**SUBJECT TO CONTRACT**

**breckergrossmith.co.uk**

**020 7486 3531**

Brecker Grossmith as agents for the landlord of this property give notice that these particulars do not constitute an offer or a contract or any part thereof. All statements contained in these particulars are made without representation on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars can be relied upon as representation of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the validity of each of the statements contained above. REGULATED BY RICS. SUBJECT TO CONTRACT