

Suite 7

Exhibition House, Kensington Olympia W14 8XP

Residual Long Leasehold

999-Year Lease (est. 2012)

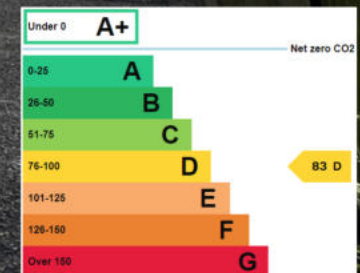
1,750 sqft - Top Floor Office

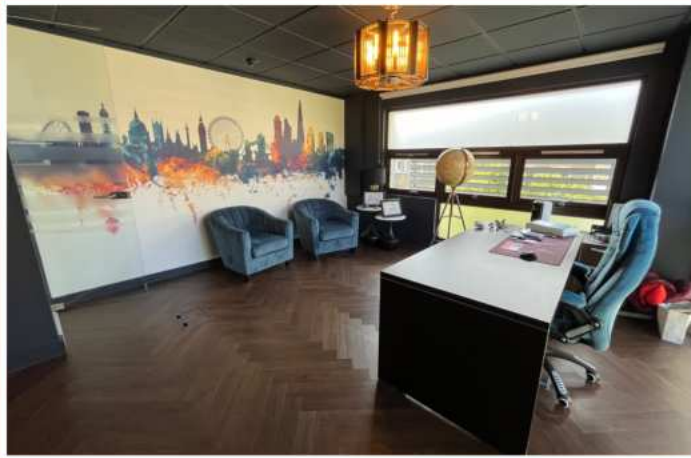
OIRO £680,000

Brecker
Grossmith



breckergrossmith.co.uk
020 7486 3531





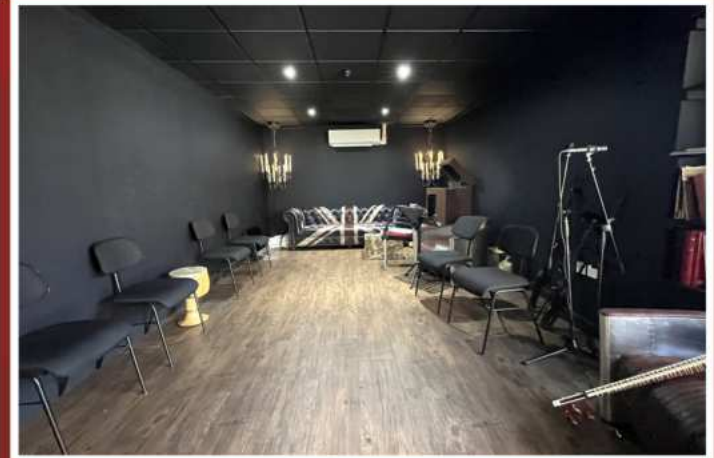
LOCATION:

Exhibition House is a contemporary office building situated within a secure private development close to the Olympia Exhibition Centre, and Kensington High Street. Kensington Olympia overground, West Kensington tube station and many bus routes are just a short walk away.

ACCOMMODATION:

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 office also benefits from a fitted editing suite.

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



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



TRANSACTION SUMMARY DETAILS

PRICE: OIRO £680,000. VAT is payable.

TERMS: Residual of a 999-year lease, from 2nd July 2012 at a Peppercorn Ground Rent.

SERVICE CHARGE: Approximately £5 per Square Foot.

BUSINESS RATES: The VOA has recorded a Rateable Value of £72,500 for 2024/25. The Estimated Rates Payable are £39,585. Interested Parties are to make their own enquiries with London Borough of Hammersmith and Fulham.

LEGAL COSTS: Each party will be responsible for their own legal and professional costs / fees incurred.

AML: Under UK money laundering regulations, we are required to undertake due diligence checks. The purchaser will be required to provide relevant information to satisfy these requirements.



**CONTACT US TO
ARRANGE A VIEWING:**

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