



## Suite 6 Exhibition House

Addison Bridge Place, London, W14 8XP

### **TO LET - Exceptionally fitted HQ offices in West Kensington.**

**1,862 sq ft**  
(172.99 sq m)

- Adjacent to the landmark Olympia development.
- Fantastic transport links.
- Stunning offices premises.
- Gated entrance with 24-hour security.
- Off-street parking.
- Immense natural light.
- Available immediately.

# Suite 6 Exhibition House, Addison Bridge Place, London, W14 8XP

## Summary

<b>Available Size</b>	1,862 sq ft
<b>Rent</b>	£69,500 per annum
<b>Rates Payable</b>	£36,096 per annum
<b>Service Charge</b>	£5 per sq ft
<b>EPC Rating</b>	Upon Enquiry

## Description

This is an unparalleled and highly fitted office space, accessed through a set of private gates leading to a car park for the sole use of its fortunate tenants. Security is exemplary with keycode access required from the entrance point and modern security systems in place. The modern interior of these offices is accessed via a lift and is tastefully appointed to include a highly fitted kitchen and shower suite alongside a private reception area at the entrance point. Private offices and meeting rooms are set up at the rear of the floor, allowing for seamless operation within this rarely available, premium opportunity.

## Location

These headquarter premises are immediately adjacent to the landmark Olympia development and provide countless local amenities including Harrods, Screwfix, Sainsburys Local and Waitrose & Partners. West Kensington, Kensington (Olympia) and Barons Court tube stations are just a short walk away and the boutique shops on Kensington High Street are also within walking distance. There are numerous bus routes to the City of London and towards Heathrow airport within the immediate vicinity.

Exhibition House has been fitted out with no cost spared, creating a versatile and modern property in the heart of Kensington Olympia. The landmark building is discreet whilst being surrounded by the characterful and architecturally magnificent West Kensington locale. The building has seen numerous tenants' occupation with considerable enjoyment and success throughout.

## Terms

RENT: £69,500 Per Annum.

RATEABLE VALUE: c.£70,500 Per Annum.

RATES PAYABLE: c.£36,096 Per Annum.

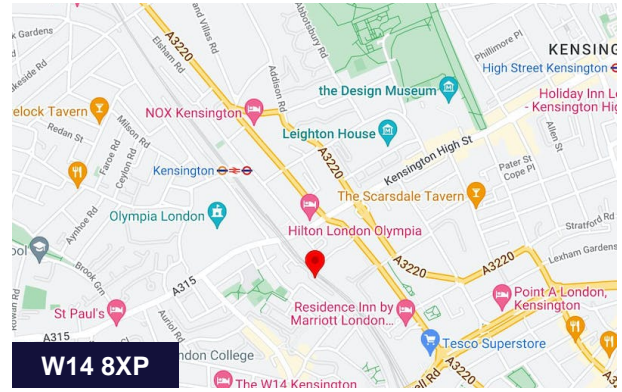
EPC: TBC.

USE CLASS: USE CLASS E.

LOCAL AUTHORITY: London Borough of Hammersmith & Fulham.

LEASE TERMS: A new lease granted outside the Landlord & Tenant ACT 1954 to be agreed.

LEGAL COSTS: Each party is to bear their own legal costs.



## Viewing & Further Information



**Chris Ryan**

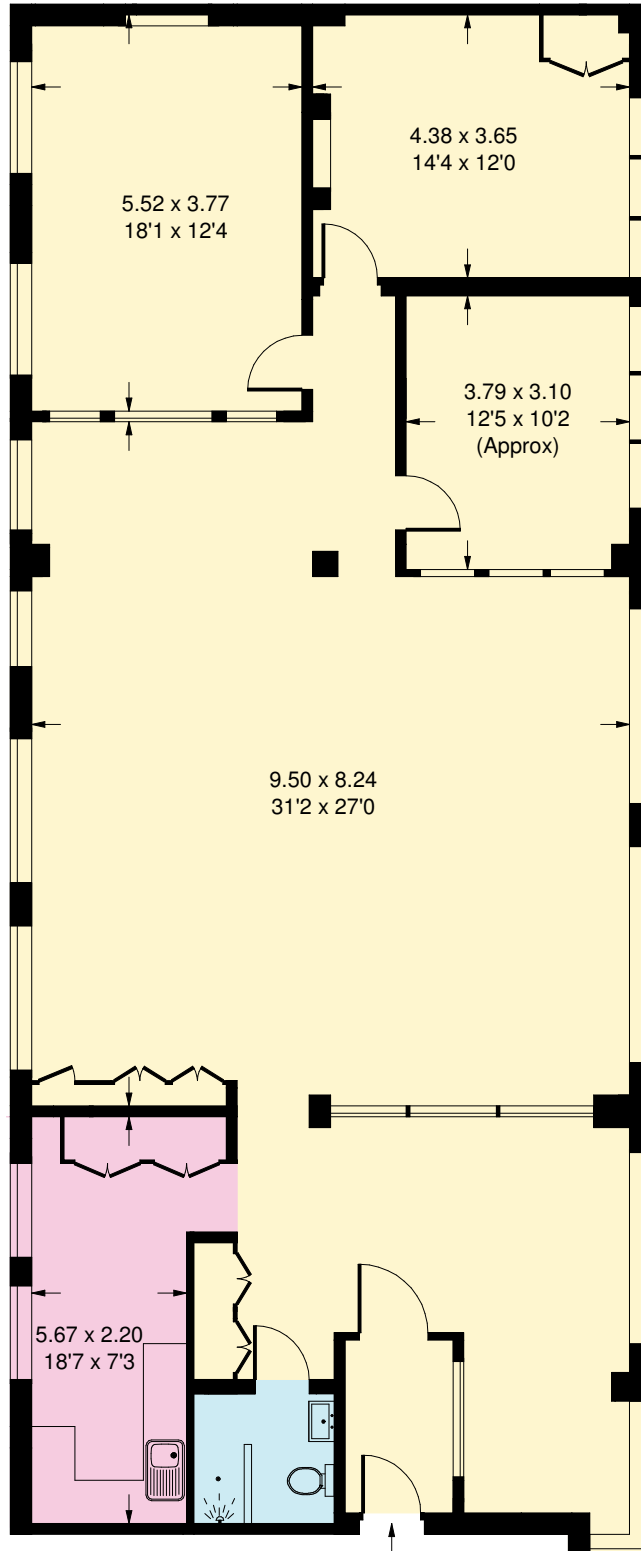
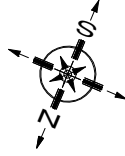
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# Exhibition House, W14

Approx Gross Internal Area  
173.0 sq m / 1862 sq ft



## Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.