



## 5 St Mary Abbots Place

Kensington, W8 6LS

**A striking and immediately impressive headquarters office space of considerable charm and character.**

**4,001 sq ft**  
(371.71 sq m)

- Genuine Headquarters Building
- Private and secure Entrance
- Fully self-contained with flexible layouts
- Impressive board room
- Private Parking
- Fully Air Conditioned

# 5 St Mary Abbots Place, Kensington, London, W8 6LS

## Summary

<b>Available Size</b>	4,001 sq ft
<b>Rent</b>	£180,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (73)

## Description

St Mary Abbots Place is a courtyard office development of 3 office buildings. No. 5 is fully self-contained with its own private entrance in a fabulous location set along a no through road within Kensington, W8. There is also access via the rear courtyard plus a private car parking space. The offices benefit from raised flooring, air conditioning, some existing partition, meeting rooms and a shower. There is also the valuable amenity of a private, sheltered roof terrace.

## Location

Enjoying a special position to the south of Kensington High Street, between the junctions of Warwick Gardens and Edwardes Square and within easy reach of the outstanding and varied amenities that W8 has to offer. Whether it be a stroll in Holland Park or a lunch meeting in one of Kensington High Street's numerous outstanding restaurants, this office has access to everything with transport links at Kensington Olympia and immediate access out to Heathrow and into Knightsbridge via the A4 immediately to the south.

## Specification

Ground Floor: 124.9 Sq. M/1,345 Sq. Ft. approx.  
First Floor: 140.9 Sq. M/1,517 Sq. Ft. approx.  
Second Floor: 105.8 Sq. M/1,139 Sq. Ft. approx.  
Total: 371.6 Sq. M/4,001 Sq. Ft. approx.

## Terms

TERMS: Available on flexible terms to be agreed.

RENT: £47.50 per sq ft

ESTATE CHARGES: £1.00 per sq ft (estimate)

RATES PER SQ FT:

Ground Floor: £17.44

First Floor: £19.40

Second Floor: £19.50

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

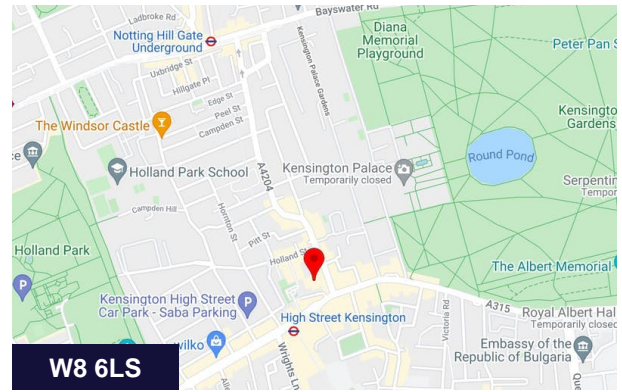
NOTE: We strongly recommend that you verify the rates with the Royal Borough of Kensington & Chelsea's Business Rates department on 020 7361 2828.

## Letting Information

Consideration will be given to letting the floors separately.

## Video

- Video tour St Mary Abbots Place - <https://mls.ricohtours.com/8132bf78-e397-4330-aeaa-20fd4994d53d/be2c1320-608a-4093-a84f-2e4e9bc12329>



## Viewing & Further Information



**Adam Stackhouse**

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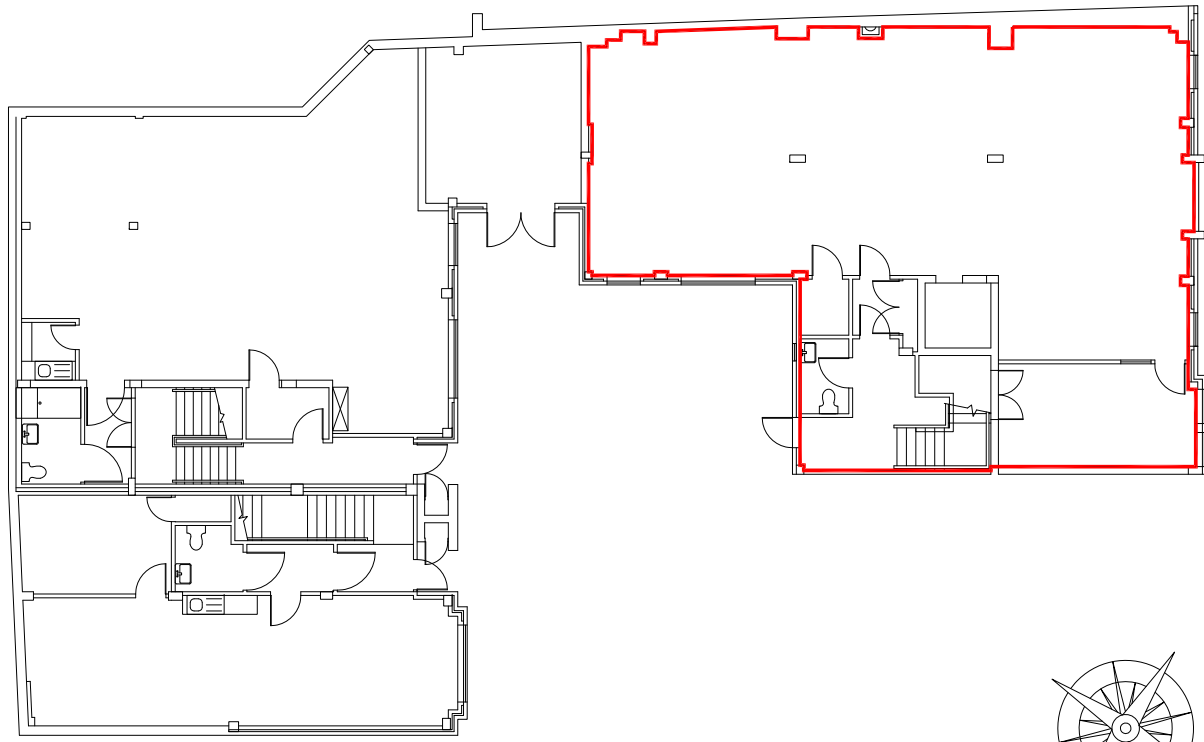


**Tom Lewin**

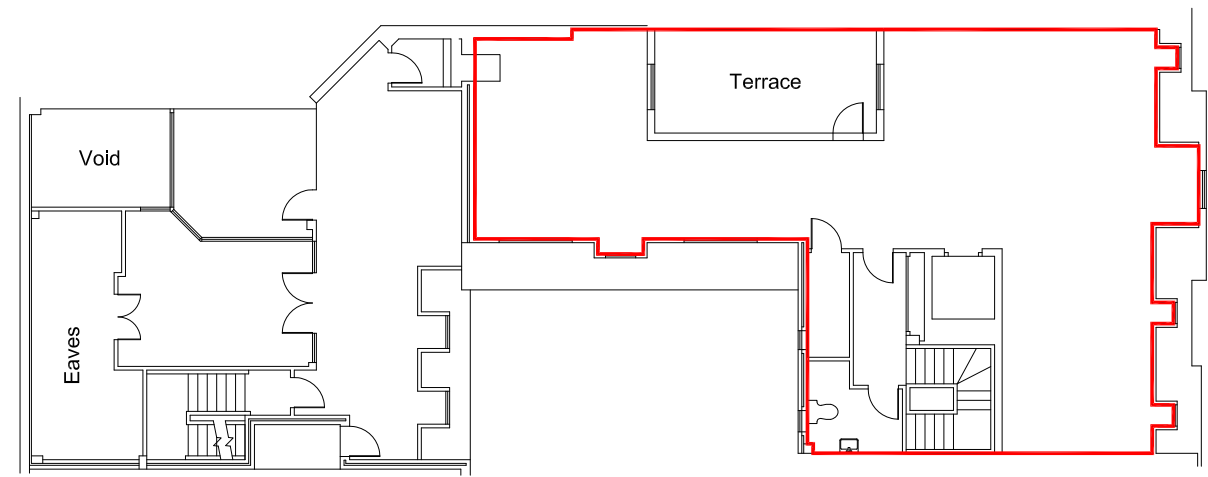
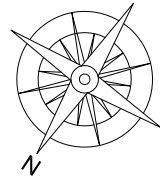
020 7355 0285 | 07783 250337

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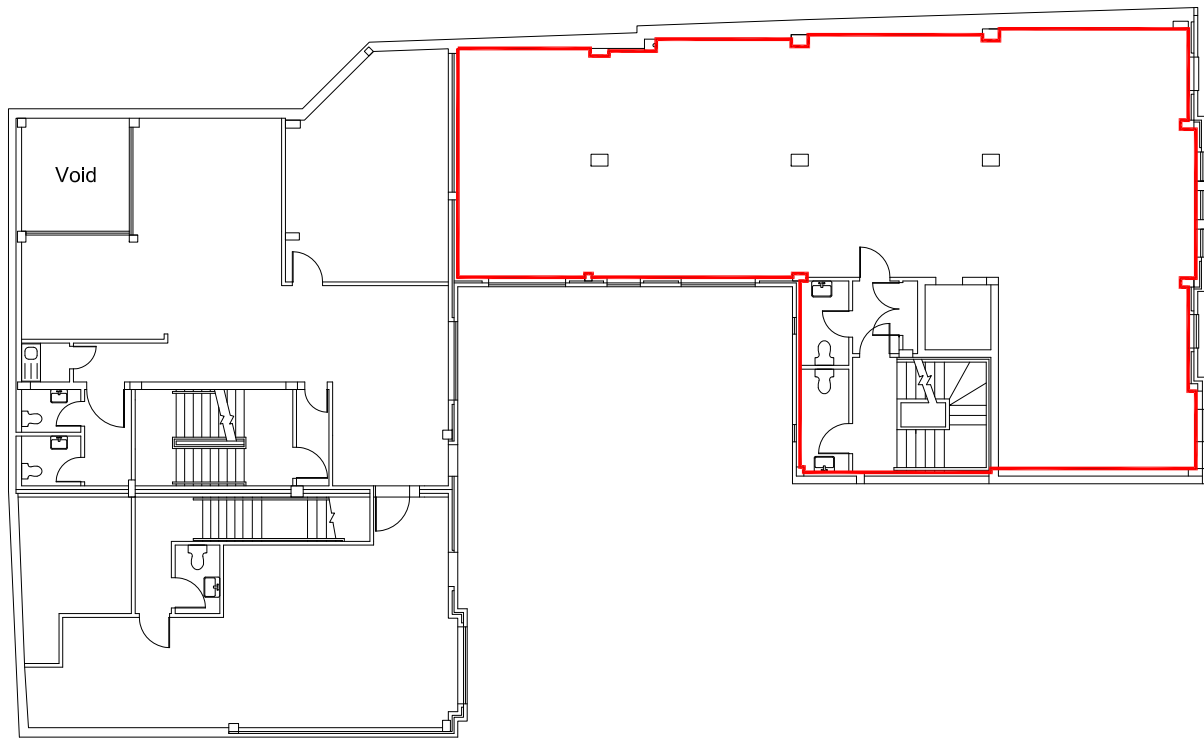
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GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN  
SCALE: 1:1250

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42 Brook Street  
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Drawing No.  
1 of 1

Address  
5 St Mary Abbots Place  
London W8 6LS

Title  
Lease Plan

Scale  
1:200 @ A3

Date  
June 2014