

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



Self- Contained Office Suites To Let

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Description:

Exhibition House provides a bright and airy working environment enhanced by large windows and benefits from modern kitchen facilities and washrooms internal to the suites. The building is behind gates with modern security systems in place.

Transport:

Olympia Station is just opposite Addison Bridge Place on Olympia Way, barely a 4-minute walk from the building. West Kensington and Barons Court and Earl's Court tube stations are all just a short walk away while Hammersmith Broadway is an approx. 10-minute walk from the property. There are several buses stopping at the end of Addison Bridge Place.

Rent is Inclusive of:

- Water
- AC Maintenance
- Communal cleaning and maintenance

Additional Costs:

- Furniture can be arranged at a cost.
- Tenant responsible for the suite's electricity meter
- Business Rates

Building Features

- Private WC's and kitchenette
- Air Conditioning
- Bike racks

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CURRENT AVAILABILITY

Available Space	Approx size (sq ft)	Desk Recommendation	Price Per Month ex VAT
Ground Floor Building 1 Suite 1	1,970	30+	Rental: £8,210+VAT pcm Service Charge: £985+VAT pcm (RP: approx. £27K PA)
2 nd Floor Building 3 Suite 21	3,079	50+	Rental: £10,135.04+VAT pcm Service Charge: £1,539.50+VAT pcm (RP: approx. £36K PA)
3 rd Floor Building 1 Suite 8	1,753	30	Rental: £5,770.29+VAT pcm Service Charge: £876.50+VAT pcm (RP: approx.. £26,775 PA)
Ground Floor Building 2 Suite 9	1,229	20	Rental: £4,045.46+VAT pcm Service Charge: £614.50+VAT pcm
Ground Floor Building 2 Suite 10	1,272	20	Rental: £4,187+VAT pcm Service Charge: £636+VAT pcm
1 st Floor Building 2 Suite 11	1,098	20	Rental: £3,614.25+VAT pcm Service Charge: £549+VAT pcm
1 st Floor Building 2 Suite 12	1,087	20	Rental: £3,578.04+VAT pcm Service Charge: £543.50+VAT pcm
2 nd Floor Building 2 Suite 14	1,065	20	Rental: £3,505.63+VAT pcm Service Charge: £532.50+VAT pcm
2 nd Floor Building 2 Suite 15	1,720	35	Rental: £5,661.67+VAT pcm Service Charge: £860+VAT pcm
3 rd Floor Building 2 Suite 16	1,098	20	Rental: £3,614.25+VAT pcm Service Charge: £549+VAT pcm
3 rd Floor Building 2 Suite 17	1,757	35	Rental: £5,783.46+VAT pcm Service Charge: £868.50+VAT pcm
3 rd Floor Building 3 Suite 22	1,001	20	Rental: £3,294.96+VAT pcm Service Charge: £500.50+VAT pcm

Availability & Viewing

Viewing is by appointment only. Please contact ASHTON FOX COMMERCIAL to arrange a viewing. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk

Please note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.

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