

Refurbished ground
floor fitted office suite
1,970 sq ft (183 sq m)

TO LET

EXHIBITION HOUSE

ADDISON BRIDGE PLACE W14 8XP

LOCATION

Exhibition House is situated at the southern end of Addison Bridge Place, accessed via Hammersmith Road, opposite Kensington Olympia Exhibition Centre. Olympia Station (Overground and District Line) with connections to Clapham Junction, Shepherds Bush and the City is a 3 minute walk to the north of the property. West Kensington (District Line) and Barons Court (District Line) are both located to the south of the property within short a walking distance.

Excellent local amenities including café's, restaurants, leisure facilities and shops are located on Hammersmith Road, Kensington High Street and North End Road.

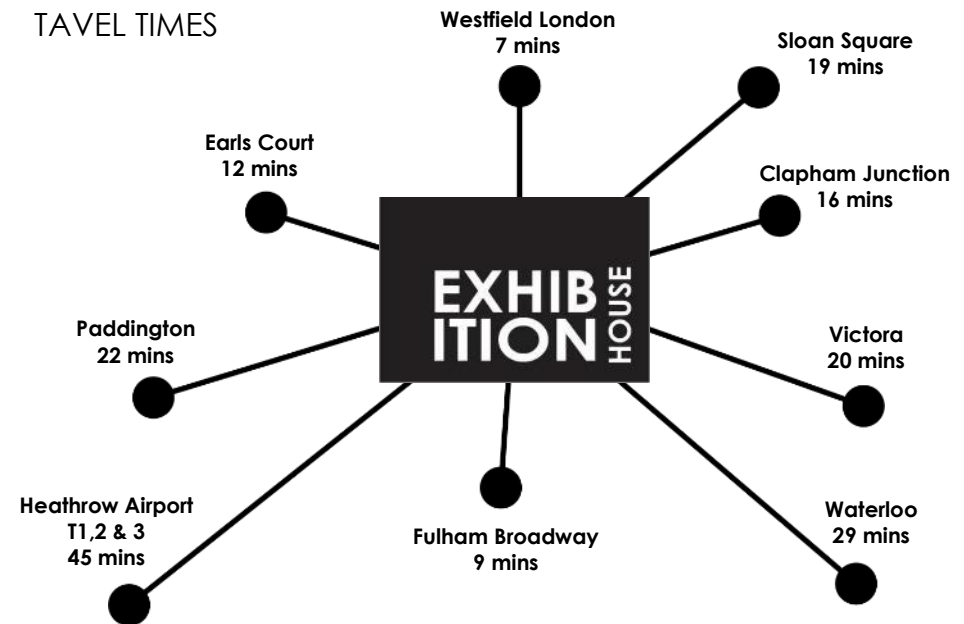
The property is located outside the Congestion Charge zone and business parking permits are available from the local parking authority.



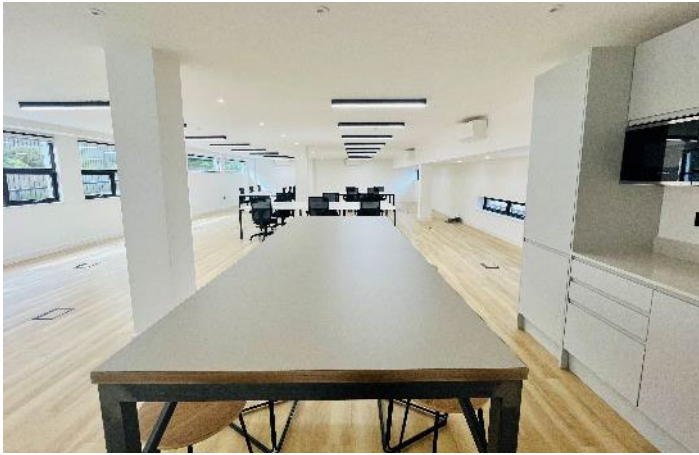
OCCUPIERS

1. Pret a Manger
2. Mirabell Deli and Café
3. St.Paul's Hotel
4. L'Elysee
5. Artisan Café and Patisserie
6. Tesco Express
7. Pizza Express
8. Hand & Flower
9. The Queens Head
10. El Toro Restaurant
11. The Cumberland Arms
12. Virgin Active
13. The Printworks Health Club
14. Pentolina Restaurant
15. Betty Blythe Teashop
16. Popeseye Restaurant

TAVEL TIMES



GALLERY



AMENITIES

- New Air-conditioning
- Parking on separate license
- Private WCs
- Metal deck floors
- Low Service Charge
- Moments from Olympia Station
- Newly refurbished
- Available as fully furnished
- Passenger lifts
- On-site caretaker
- Dedicated kitchenette area
- Excellent natural light
- Shower
- Comfort heating & cooling
- Ample floor boxes



DESCRIPTION

Exhibition House is a purpose built office building constructed over ground and three upper floors to provide 21 separate, self-contained office suites in 3 connecting buildings. Each building has its own 8 person passenger lift servicing all floors. The property is set back from Addison Bridge Place and is accessed via remotely controlled electric gates. The property benefits from on-site car parking, available via separate licence agreements and an on-site caretaker.

ACCOMODATION

1,970 sq ft Suit 1, ground floor

RENT

£39.50 per sq ft

RATES

£16.89 per sq ft

SERVICE CHARGE

£6 per sq ft

TERMS

Available on a new lease on flexible terms to be agreed.

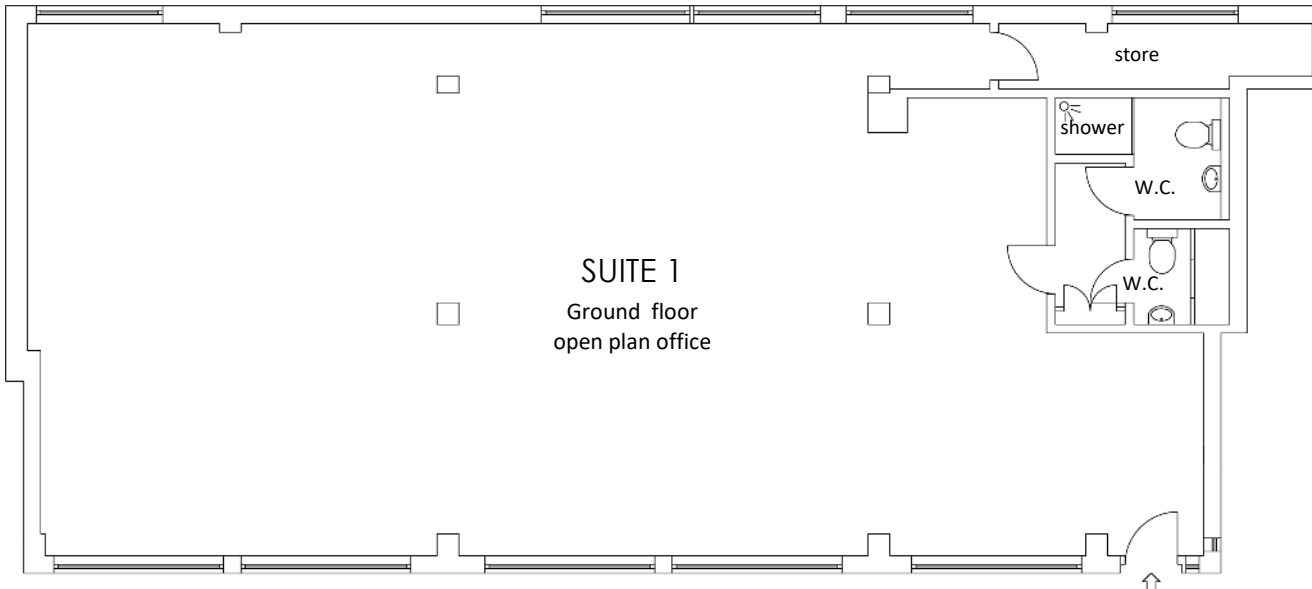
EPC

Rated B



Misrepresentation Act 1967:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure April 2024



CONTACTS

Shaun Wolfe
swolfe@frostmeadowcroft.com

Jack Realey
jrealey@frostmeadowcroft.com
www.frostmeadowcroft.com

**frost
meadowcroft**
020 8748 1200