

SHORT TERM OFFICES inc CAR PARKING TO LET
6,000ft² already let

205 Holland Park Avenue
London, W11

6,000ft² - 12,000 ft² REMAINING



LOCATION:

Situated overlooking the Shepherd's Bush Roundabout and Westfield's new shopping centre and station that is due to open at the last quarter of 2008. Shepherds Bush (Central Line) Underground Station is 3 minutes walk, Hammersmith & City Line Station is approximately 10 minutes walk. Shepherds Bush will also have a new station on the Overground linking it with Clapham Junction due to open late 2008. The A41/M (West Cross Route) gives motorway access to the City, West End and the West via the A40.

DESCRIPTION:

The 2nd and 4th floors of this prominent, brick-clad, five-floor office building with parking in the rear car park. Amenities include:

- Good natural light
- Double glazing
- 2 x 8 person passenger lifts
- Part raised floor/part perimeter trunking
- Suspended Ceilings with recessed lighting
- Perimeter heating / Ceiling mounted air conditioning
- Car parking spaces

ACCOMMODATION: 4th Floor: 6,002 ft² (557.58 m²) / 2nd Floor: 6,017ft² (558.97 m²) / 3rd floor **LET**

Total: **12,019 ft² (1,116.57 m²)** Approximate Net Internal Areas

TERMS:

Available on a short term basis for 2 years with mutual breaks after 1 year.
£22.50 psf inclusive. Rent includes service charge and building insurance.

RATES:

Prospective tenants should rely on their own enquiries to Hammersmith Council in this respect.

VIEWING:

By appointment with the Sole Agents

Frost Meadowcroft
020 8748 1200

Details of other properties, location plans and additional photos can be found on our website frostmeadowcroft.com