

## *Preliminary details*

### **OFFICE BUILDING TO LET**

**10 / 12 Maclise Road  
West Kensington  
London W14 0PR**

**4,402ft<sup>2</sup> / 409m<sup>2</sup>**

**Potential for D1 use – subject to planning**



#### **LOCATION:**

Maclise Road is situated to the rear of Olympia Exhibition Centre in West London equidistant between Kensington and Hammersmith. Olympia underground station (District Line) is less than 5 mins walk and Hammersmith Road with numerous bus services to West London via Hammersmith and the West End through Kensington High Street is under 10 mins walk. There is good local shopping available on Hammersmith Road and Blythe Road.

#### **DESCRIPTION:**

The property comprises is on lower ground to 3<sup>rd</sup> floors, all with good natural light. A passenger lift serves all floors. The offices are laid out as mainly open plan offices. There is small amount of demountable partitioning on each floor. The offices have the following features:

- Comfort cooling
- Lift
- Perimeter trunking
- Cat5 flood wired (not tested)
- Self contained building

<b>RENT:</b>	Rent on application
<b>TERMS:</b>	Available by way of a new lease for a term to be agreed from the freeholder
<b>RATES:</b>	Rateable Value of £57,000. Rates Payable approx £26,334
<b>VIEWING:</b>	By appointment with the Sole Agents

**Frost Meadowcroft  
020 7938 2341**

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