

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

**205 Holland Park Avenue
London, W11 4XB**

3,000ft² - 21,146 ft² REMAINING



LOCATION:

Situated overlooking the Shepherd's Bush Roundabout and the Westfield shopping centre. Shepherds Bush (Central Line) Underground and Overground Station is 3 minutes walk. The Overground station links with Clapham Junction to the south and Willesden Green to the north. Also the new Wood Lane Hammersmith & City Line Station is approximately 10 minutes walk. The A41/M (West Cross Route) gives motorway access to the City, West End and the West via the A40.

DESCRIPTION:

The 3rd floor is let and the ground, 1st, 2nd, 4th, floors are available in 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:	4 th Floor:	6,000 ft ² (557.40 m ²)
	3 rd Floor LET	
	2 nd Floor:	6,000 ft ² (557.4 m ²)
	1 st Floor:	6,000 ft ² (557.4 m ²)
	Ground Floor:	6,246 ft ² (571 m ²)
	Total:	24,246 ft² (2,252.45) Approximate Net Internal Area

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: **£7.85 approx.** Prospective tenants should rely on their own enquiries in this respect.

VIEWING: **Frost Meadowcroft**
020 8748 1200
jclack@frostmeadowcroft.com