

346 Kensington High Street London W14 8NS

1,726 – 2,096 – 4,283 ft²

TO LET

2nd , 3rd , 5th & 6th Floors

Air conditioned offices



Location

This impressive property built in 1991 is situated on the north side of Kensington High Street close to its junction with Addison Road and Hammersmith Road, with Olympia Exhibition Hall close by. Kensington Olympia Station with its mainline and underground (District line) is less than 5 minutes away. Kensington High Street with its good local shopping facilities and transport links including its tube station at High Street, Kensington (Circle & District) is 10 minutes walk to the east. The A40 (M) is less than 2 miles to the north providing access to the West End and Heathrow Airport.

Description

Each floor is mostly open plan with some non structural partitioning creating meeting rooms/offices. They also benefit from the following::

- Good natural light
- Air conditioning / heating
- Raised floor
- Suspended ceilings with recessed lighting
- Lift / Concierge
- Kitchenette / WC facilities

Floor Area:

- 6th floor: 1,726 ft² (160.35 m²)
- 5th floor: 1,726 ft² (160.35 m²)
- 3rd floor: 2,096 ft² (194.72 m²)
- 2nd floor: 2,187 ft² (203.17 m²)

Terms: Each floor is available individually or combined giving 4,283 sq ft on the 2nd and 3rd floors and 3,452 sq ft on the 5th and 6th floors.

Rent: £25 psf per annum exclusive
Rates: £9 psf approx
Service Charge: £8 psf approx

Viewing: By appointment with the Sole Agents **Frost Meadowcroft - 020 7938 2341**

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