

BEAUMONT

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KENSINGTON VILLAGE | W14 8TS

81,200 SQ FT OF CONTEMPORARY
OFFICE SPACE

NO PARKING
AT ANY TIME
BETWEEN
YELLOW ARROWS.
→

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←

A LANDMARK OFFICE BUILDING IN THE HEART OF KENSINGTON VILLAGE

Prominently positioned on the North side of the West Cromwell Road between North End Road & Warwick Road in the heart of Kensington Village.

A WARM WELCOME RECEPTION





BEAUMONT IS A FORMER VICTORIAN WAREHOUSE

re-developed behind a retained
façade providing high quality,
media style offices.

The efficient floor plates provide high
specification contemporary office
space that benefits from good natural
light and excellent on-site facilities.



SPECIFICATION

The office suites benefit from good natural light and includes the current fit-out (excluding furniture) of the previous tenant.

FLOOR	SQ FT	SQ M
4th	16,869	1,567.18
3rd	16,850	1,565.42
2ND	16,637	1,545.63
1ST	16,645	1,546.34
Ground	14,208	1,320.02
TOTAL	81,209	7,544.59

Approximate Net internal areas



Air conditioning



EPC rating B



'Silver' WiredScore rating



Raised floors



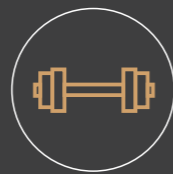
2 passenger lifts



Male and Female WCs



Onsite shower facilities



Onsite gym



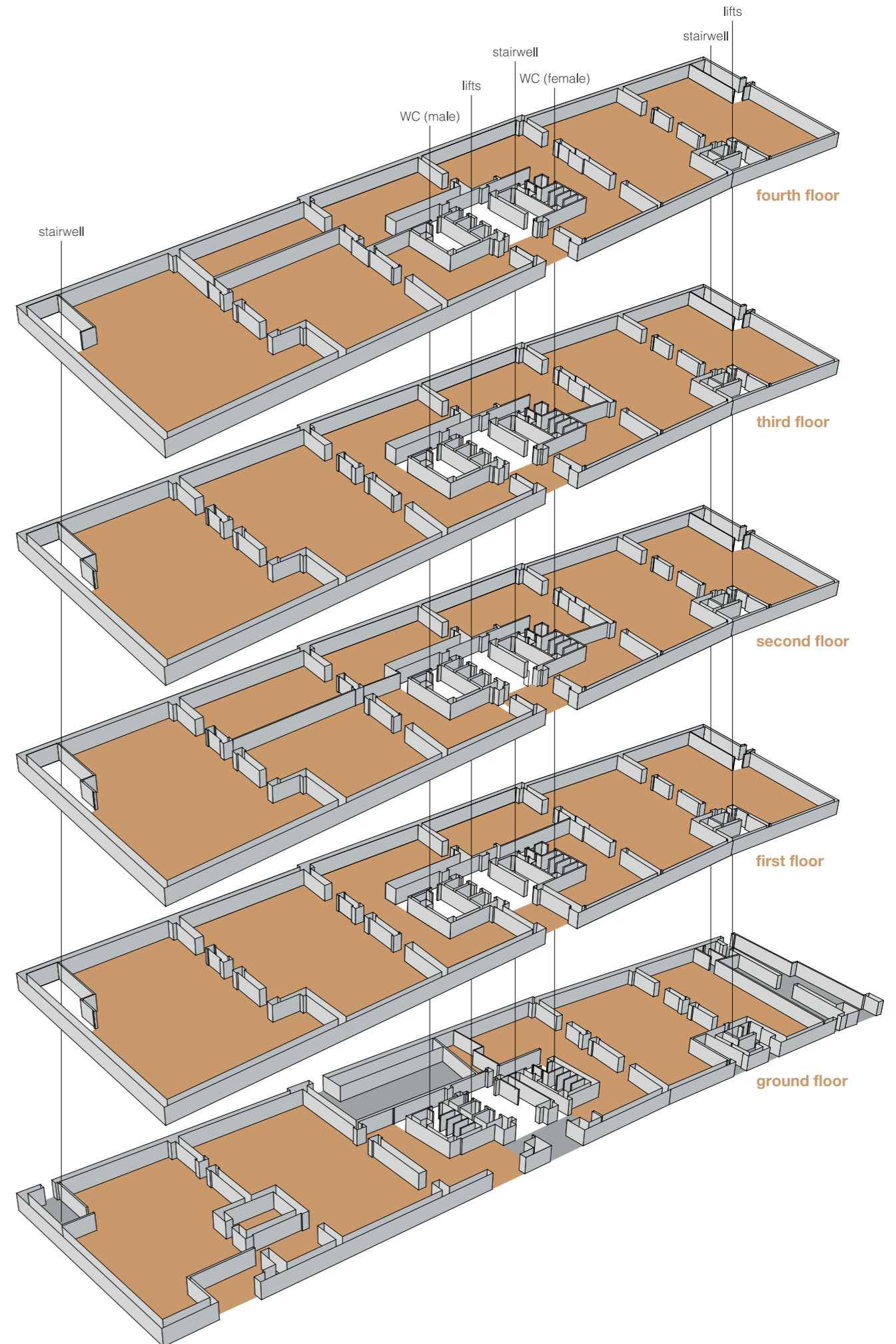
24 hour access & security



Kensington Village security



Parking spaces ratio 1:1,050 sq ft



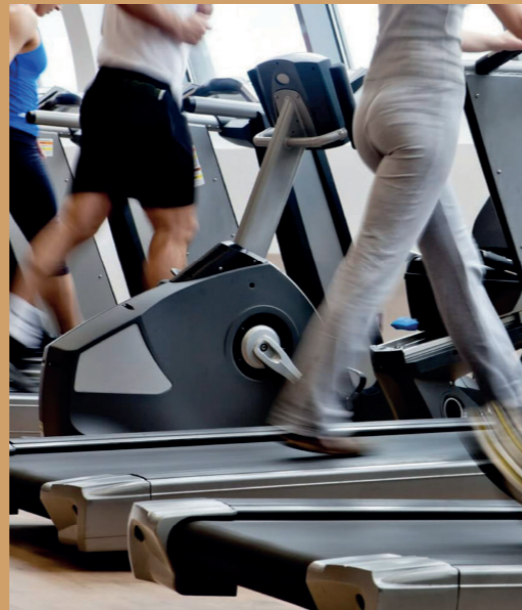
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Abingdon

- Gym
- Multi-functional room



ROYAL BOROUGH OF KENSINGTON & CHELSEA

Kensington Village is set off the North End Road situated north of the West Cromwell Road, West Kensington. It provides a gated office campus, of seven buildings totalling 320,000 sq ft of office space.

The building is close to Kensington Olympia and West Kensington tube stations that benefits from unrivalled national and international connections. Kensington Village has always attracted a range of major corporate and media occupiers.

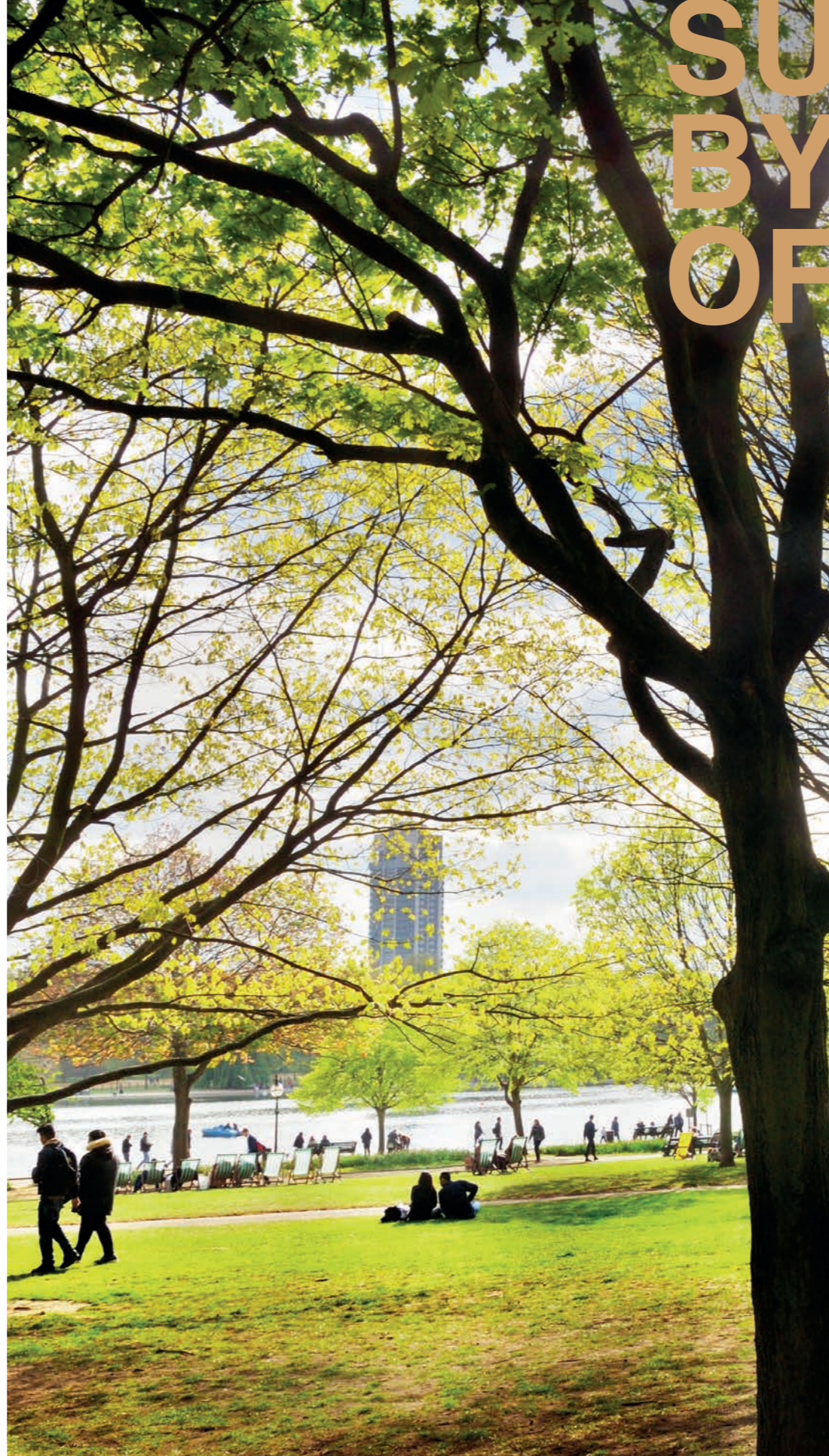
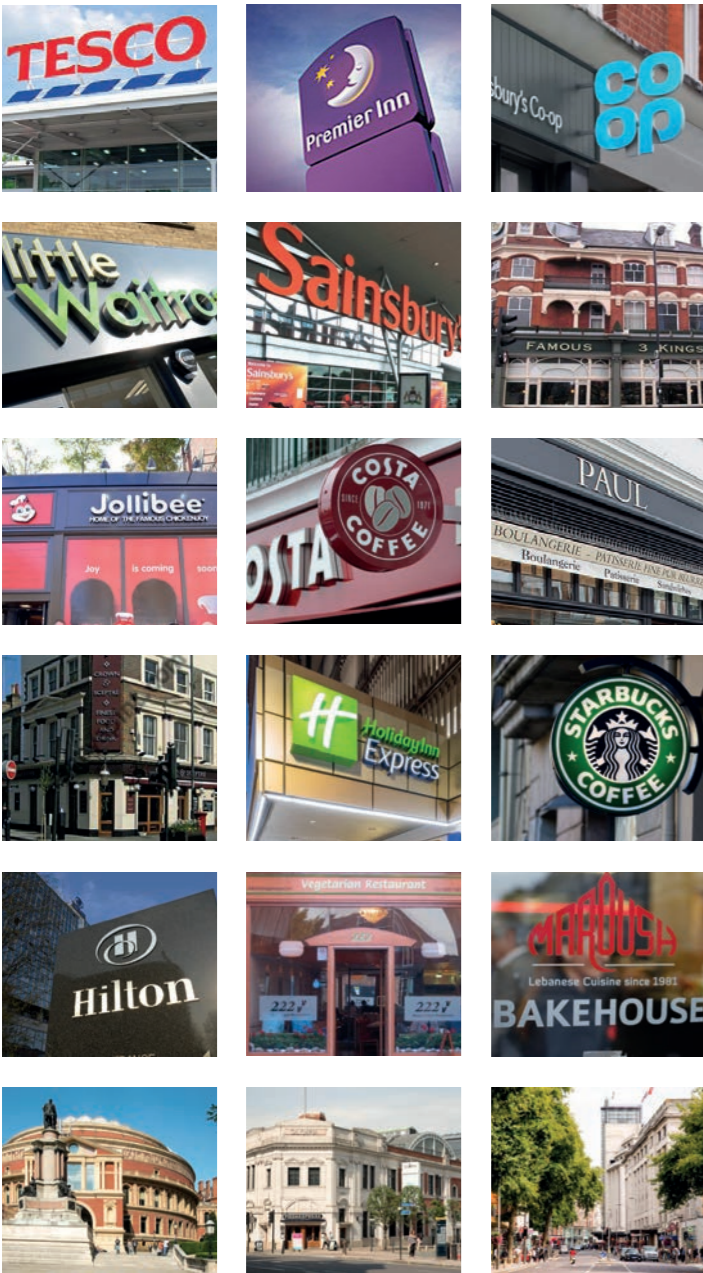


	mins	miles
WEST KENSINGTON STATION	5	0.4
KENSINGTON (OLYMPIA) STATION	9	0.5
EARL'S COURT STATION	16	0.8
WEST BROMPTON STATION	21	1.0
HAMMERSMITH CENTRAL	27	1.4



	mins	miles
WEST KENSINGTON STATION	4	0.4
KENSINGTON (OLYMPIA) STATION	4	0.8
EARL'S COURT STATION	4	0.9
WEST BROMPTON STATION	7	1.1
HAMMERSMITH CENTRAL	8	1.5
HEATHROW	24	15.8





SURROUNDED BY AN ARRAY OF AMENITIES



Kensington Village is well positioned in West London and is surrounded by an excellent variety of retailers and hoteliers in the area.

To the west the North End Road has a vibrant atmosphere with its daily fruit and veg street market while to the east the Earl's Court Road offers a variety of coffee shops and restaurants.

- 1 Chapter Coffee Roasters and Bar
- 2 The Cumberland Arms
- 3 Romulo Café
- 4 Bite Café
- 5 Maria G's
- 6 Cacciari's
- 7 Famous Three Kings
- 8 Gail's Bakery
- 9 La Piccola Deli
- 10 The Curtains Up
- 11 Brioche Coffee & Brunch
- 12 Little Waitrose
- 13 Queens Club
- 14 1Rebel Kensington High Street
- 15 Residence Inn by Marriott
- 16 Tesco
- 17 Coffee Underground
- 18 Mohsen
- 19 Design Museum

LONDON'S NEWEST CULTURAL LANDMARK

The £1 billion regeneration of Olympia is set to create destination for art, culture, education, entertainment, exhibitions, music, food, drink and work.

The regeneration will include:



2.5 acres of public realm



20+ restaurants, bars and eateries



4,400 capacity live music venue



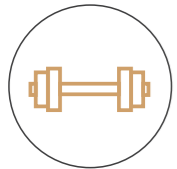
1,575 seat performing arts theatre



4 major exhibition halls



School of creative arts



Gym



2 lifestyle hotels



Olympia Master Plan CGI



Olympia Square CGI



Olympia Roof Garden CGI

HYDE PARK

WEST END

ROYAL ALBERT HALL

KNIGHTSBRIDGE

THE CITY

A4

WEST KENSINGTON UNDERGROUND

EARL'S COURT UNDERGROUND

HOUSE OF PARLIAMENT



B



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. January 2024.

Designed by
HEKTA