

020 3205 0200

eddisons.com

Offices – E class - FOR SALE

Eddisons



UNIT 7 EXHIBITION HOUSE ADDISON BRIDGE PLACE OLYMPIA LONDON W14 8XP

Price: now £787,500 plus vat

Size: 1,750 sq ft (162.58 sq m)

- Modern Offices.
- Top (2nd) floor.
- Fully fitted.
- Editing suite.

LOCATION

Exhibition House is located within a secure private Mews to the south of Kensington High Street/Hammersmith Road. The new Olympia development with exhibition space, theatre, concert hall, hotels, cafes and restaurants is within a few hundred meters.

Many bus routes pass along Hammersmith Road and Olympia Overland and Underground (District Line) is closeby as is West Kensington Underground (District line).

DESCRIPTION

The top floor suite facing north with excellent natural light and views. The suite is fitted to a very high standard with reception and kitchen/break out area, a suite of private offices with galzed partitions and private WC/shower facilities.

Internally the floor has been partitioned to create private offices and an editing suite.

ACCOMMODATION

Unit 7 2nd floor approx 1,750 sq ft

AMENITIES

Fitted space.
Ready to occupy.
Reception
Kitchen and breakout
Private WC/Shower
Lift
Air conditioning
Editing suite
Entry phone
On site security/management
Car parking by arrangement

TERMS

Residue of a 999-year lease from 2nd July 2012 at a peppercorn ground rent.

PRICE

~~£875,000~~ exclusive of VAT **Now £787,500**

BUSINESS RATES

In LB Hammersmith & Fulham
RV £72,500
Estimated payable £37,120 for 2024-2025

SERVICE CHARGE

Approximatly £5 per sq ft

TIMING

Immediate on completion of legal formalities.

VAT

Is charged in addition

LEGAL COSTS

Each party pays own legal costs.

EPC

D - 83

PLANNING

B1 Office – E class uses subject to agreement.

Hours of use:
Mon – Fri 7am to 10 pm
Sat 7am – 1pm
Not on Sunday or Bank Holiday

ADDITIONAL INFORMATION

SEE BELOW

VIEWING

Further information and inspections are available via the landlords' sole agents Eddisons **(020) 3205 0200**

Mark Belsham (07973) 372698

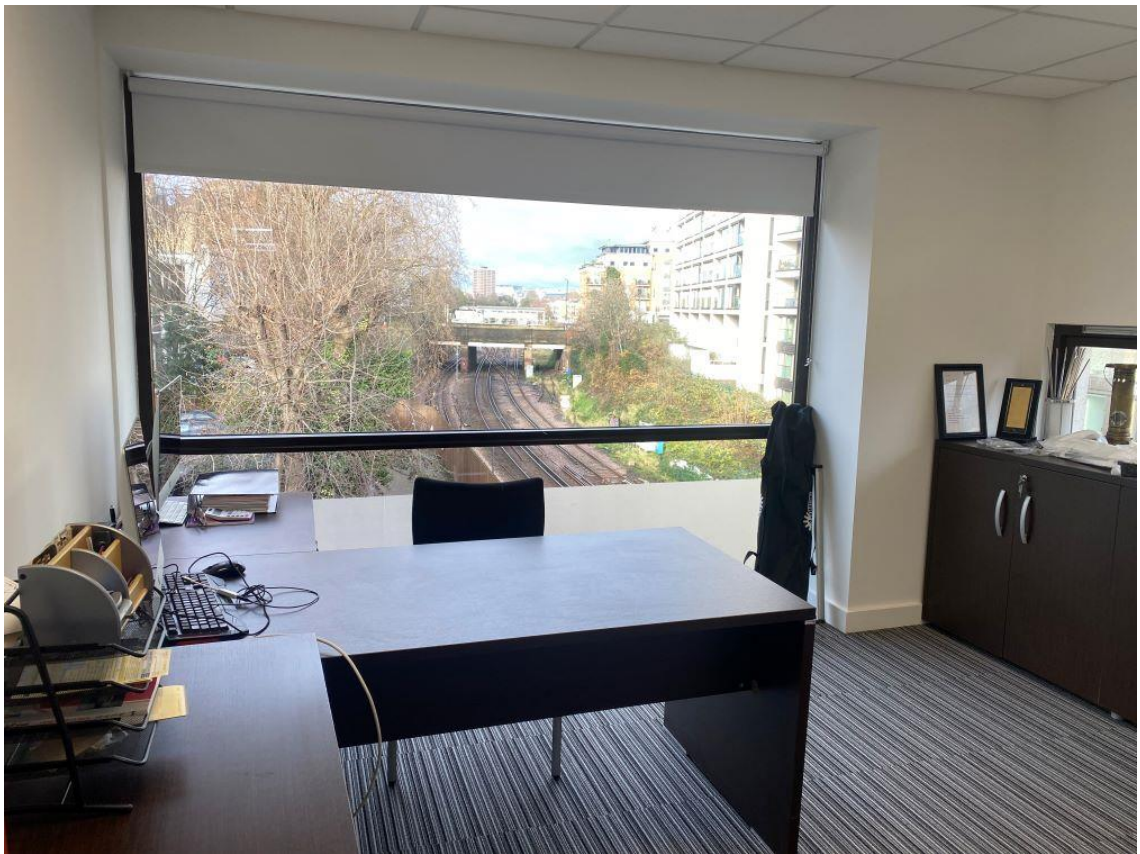
mark.belsham@eddisons.com

For more information, visit eddisons.com
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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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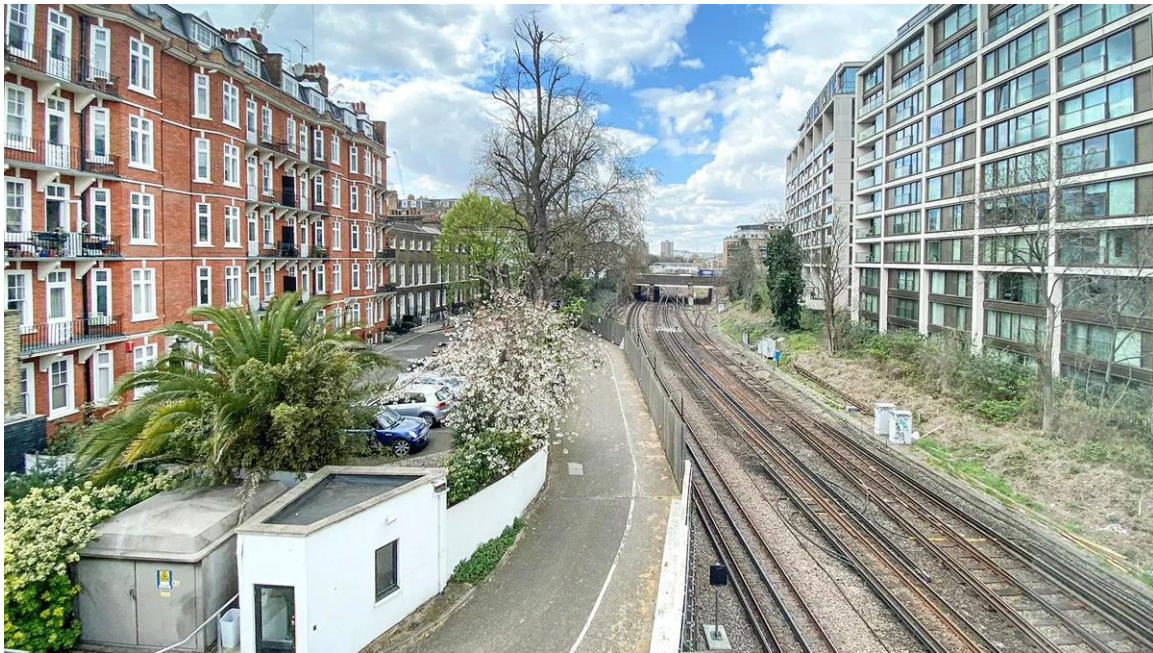
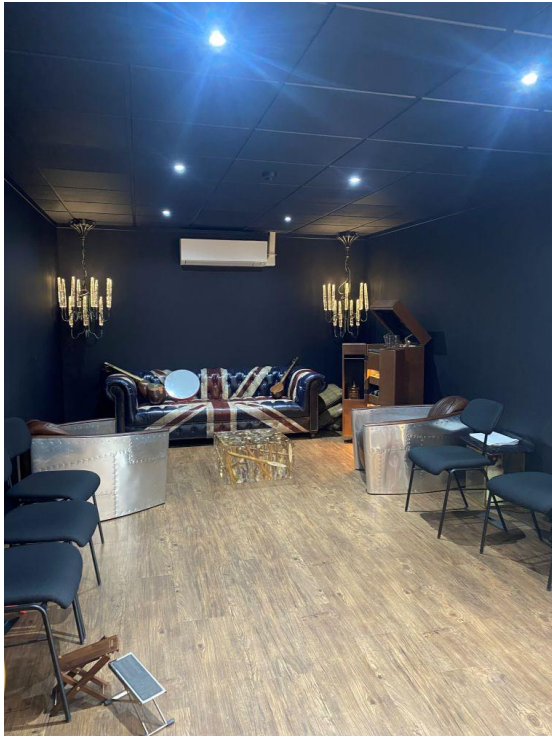


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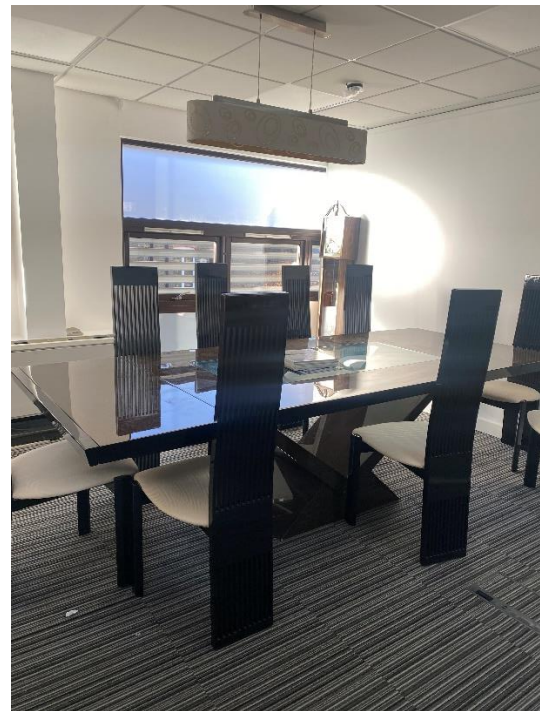


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