

# 346

Kensington High Street  
London W14 8NS

**TO LET**  
1,726 to 3,441 sq ft



Newly refurbished & furnished floors



## LOCATION

Situated on the north side of Kensington High Street close to its junction with Addison Road and Kensington High Street with Olympia Exhibition Hall close by. Kensington Olympia Station is less than 5 minutes away. All the shops and services in Kensington High Street including it's tube station at High Street Kensington (Circle & District) is 11 minutes walk to the east. Hammersmith town centre is just a 5 minute bus journey away to the west. The A4 (M) is less than ½ mile to the south providing access to the West End and Heathrow Airport.

## TRANSPORT

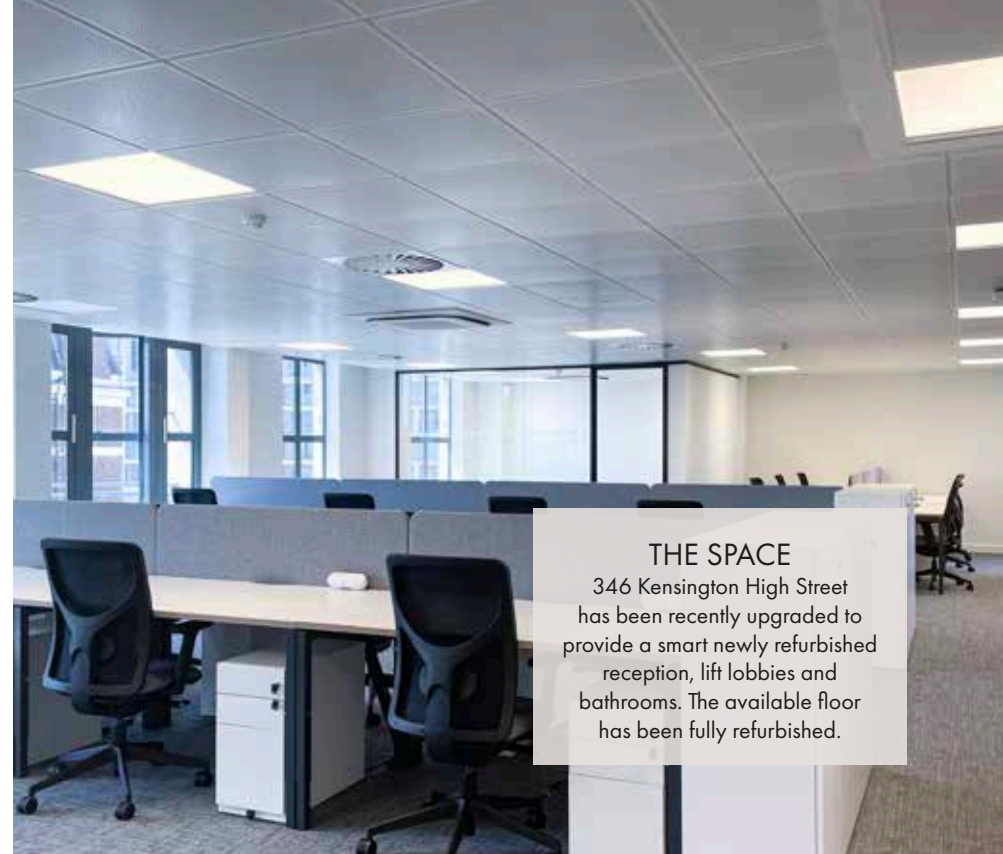
- Kensington Olympia**  
(District line & Overground)  
0.3 miles and a 5 minute walk.
- Kensington High Street**  
(Circle & District line)  
0.6 miles and a 11 minute walk
- Earls Court**  
(District & Piccadilly Lines)  
0.7 miles and a 13 minute walk.
- Shepherds Bush**  
(Central line & Overground)  
0.9 miles and a 15 minute walk.

## SPECIFICATION

- Excellent natural light
- Feature skylight & windows
- Modern suspended ceilings
- New air-conditioning
- New LED lighting
- Newly refurbished WCs
- 2 x Passenger lifts
- Reception
- Fully raised floor
- Furnished & connected



fifth floor meeting room



## THE SPACE

346 Kensington High Street has been recently upgraded to provide a smart newly refurbished reception, lift lobbies and bathrooms. The available floor has been fully refurbished.

fifth floor



fifth floor



ground floor reception



fifth floor kitchen



RENT  
£39.50 per sq ft  
  
EPC  
Rated B

TERMS  
Available on a new lease  
on flexible terms to be  
agreed.

#### ACCOMMODATION

FLOOR	SIZE sq ft (sq m)	RENT £ per sq ft	SERVICE CHARGE	RATES (2021/22)
6th floor	1,715 (159.3)	£39.50	£10.90	£11.71
5th floor	1,726 (160.3)	£39.50	£10.90	£12.86

#### CONTACTS

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