



# 10

Adam & Eve Mews  
Kensington W8 6UJ

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**TO LET**

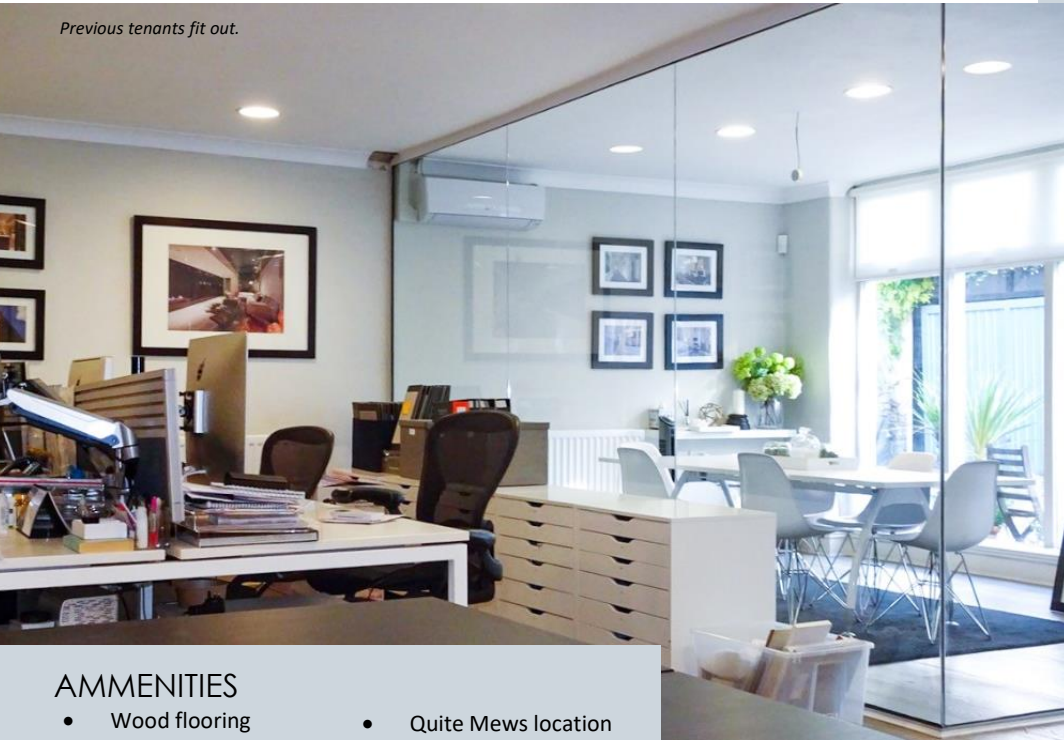
725 sq ft  
(67.34 sq m)  
attractive  
ground floor  
office

## LOCATION

The property is well located to the east of the mews, south of Kensington High Street in the Royal Borough of Kensington & Chelsea. The property is close to Kensington High Street station. The area benefits from excellent transport and amenity.

**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure Oct 2023

*Previous tenants fit out.*



## AMMENITIES

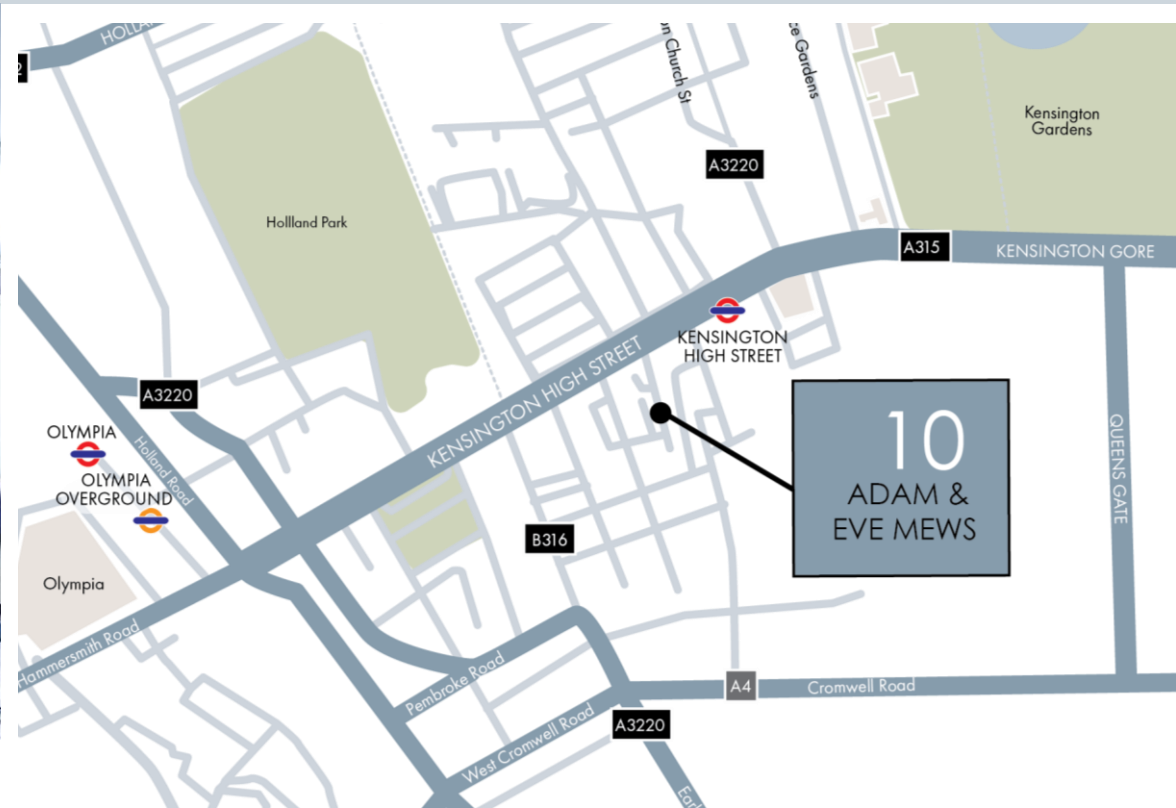
- Wood flooring
- Air conditioning
- Glass partitioning
- Quite Mews location
- Kitchenette
- Private WC

## DESCRIPTION

This self-contained ground floor office has an open plan layout with separate W.C and Kitchen. The office has wooden floors throughout and good natural light from floor to ceiling windows. The mews has restricted parking but offers easy access for deliveries and temporary parking.

## TRAVEL

**KENSINGTON HIGH STREET** (District & Circle lines) is approximately a 3 minute walk to the north east.



## CONTACTS

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## ACCOMMODATION

725 sq ft (67.34 sq m)

## RENT

£54.50 per sq ft  
(£39,500 per annum)

## RATES

£20.30 per sq ft 2023/24 approx. to be confirmed with local authority.

## TERMS

Available on a new lease direct from the landlord

## EPC

To be assessed.