

140 HOLLAND PARK AVENUE W 1 1 4 U E

2,443 SQ FT - 227 SQ M

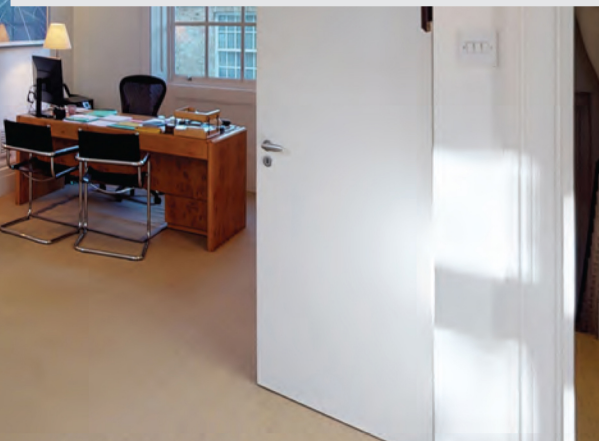
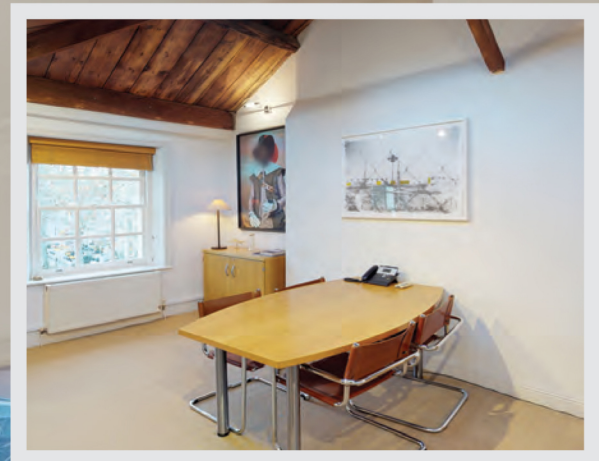


ELEGANT SELF CONTAINED HQ

UNIQUE BUSINESS CLASS E BUILDING SUITABLE FOR
OFFICES, RETAIL, CLINICS, LEISURE ETC.

Virtual Tour:





AMENITIES/SPECIFICATION

-  Modern frontage with full height glazing
-  Good natural light throughout
-  Split level ground floor with high ceilings and roof lights
-  Generous floor to ceiling heights throughout
-  Ample WCs, shower & kitchen
-  Timber vaulted ceiling with roof lights to top floor
-  Comfort cooling

APPROXIMATE COSTS

Floor Area	2,443 Sq Ft / 227 Sq M
Quoting Rent	£125,000 PAX
Business Rates Payable	£59,392 PAX
Service Charge	N/A
Total Inclusive Cost Per Annum/Per Month	£209,392 PA



ACCOMMODATION

The property comprises of a highly attractive self-contained office building which has recently been refurbished to provide high quality offices arranged over lower ground, ground and three upper floors.

LOCATION

The property is situated on a prominent main road position in the heart of Holland Park, a short walking distance from Holland Park underground station (Central Line) as well as Notting Hill (District, Circle & Central Lines).

High class retailers, restaurants and cafés are in abundance serving high net worth individuals living in some of the most expensive residential property in London.

LEASE

A new lease from the Freeholder for a term by arrangement.

PLANNING

Business Class E Building Suitable For Offices, Retail, Clinics, Leisure Etc.



FLOOR PLAN



Floor	Area - Sq Ft	Area - Sq M
3 rd	400	37.2
2 nd	408	37.9
1 st	414	38.5
Ground	623	57.8
Lower Ground	598	55.6
Total	2,443	227





Viewings strictly by appointment through agents:

LEASING

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