



TO LET

Courtyard Mews Office  
860 sq ft

frost  
meadowcroft

1a ST MARY ABBOTS PLACE

Kensington W8 6LS





## LOCATION

Situated on the south side of Kensington High Street between the junctions of Warwick Gardens and Edwardes Square, the location is within easy reach of Kensington Olympia Station Kensington High Street with its excellent local shopping facilities and transport links.

The A4 is just to the south and the A40 (M) is less than 2 miles to the north providing access to the West End and Heathrow Airport.

## TRANSPORT LINKS

**Kensington Olympia** Underground (District Line) & (Overground)

Is a 0.4 miles and a 5-minute walk

**Kensington High Street** Underground (Circle & District Lines)

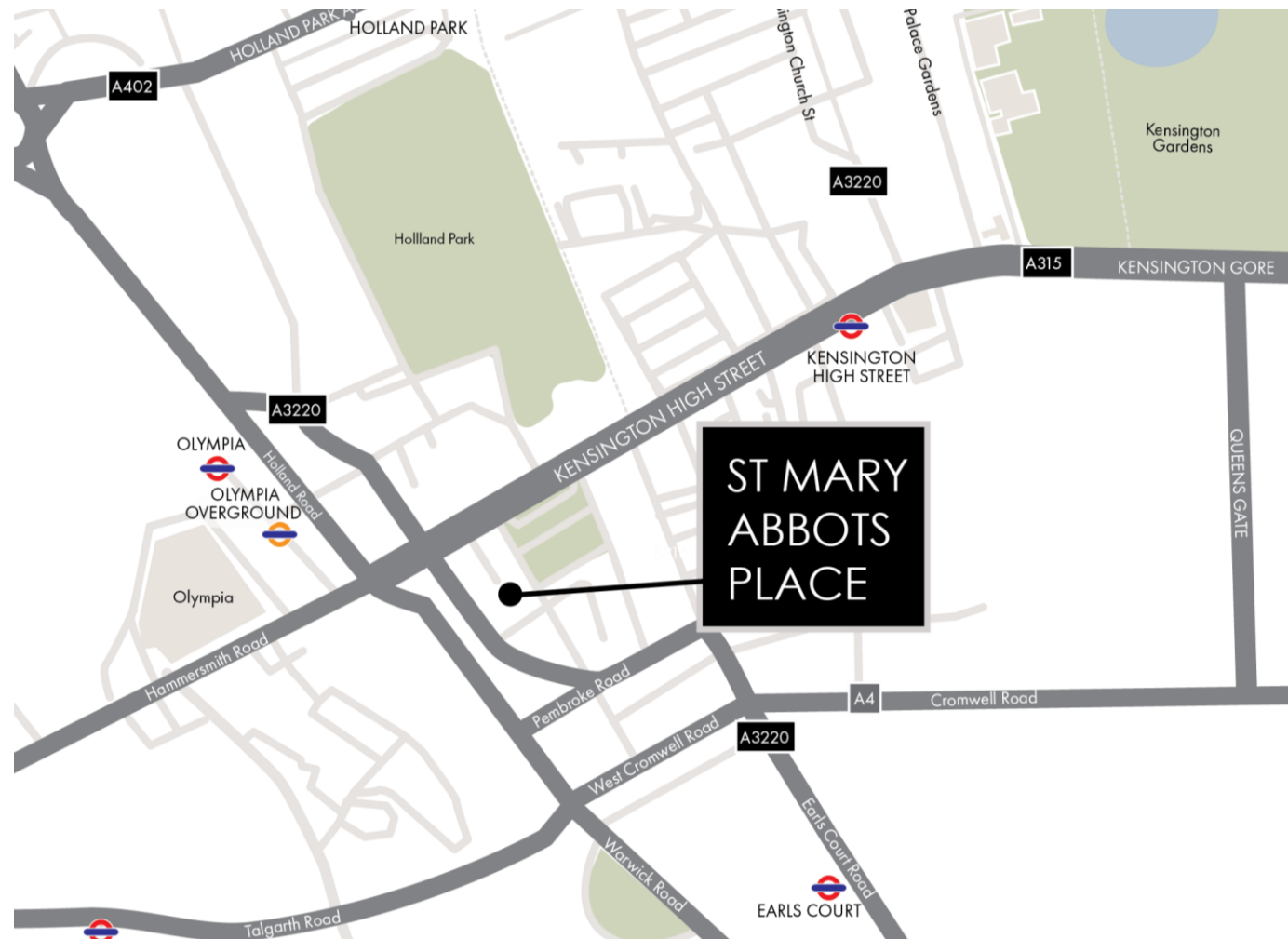
Is 0.6 miles and 10-minute walk

**West Kensington** Underground (District Line)

Is 0.8 miles and a 15-minute walk

**Earls Court** Underground Station (District & Piccadilly Lines)

Is 0.8 miles and a 15-minute walk





UNIT 1a ground floor



UNIT 1a ground floor



UNIT 1a ground floor

[Take a virtual walk-through here ►►](#)

#### ACCOMODATION TERMS RENT ESTATE CHARGE RATES

UNIT 1A 860 sq ft (79.8 sq m) Ground floor  
Available on flexible terms to be agreed  
£45.00 per sq ft  
£1.50 per sq ft (estimate)  
£17.66 per sq ft (£17,185 per annum) approx.  
to be confirmed with local authority.  
Rated D (98)

#### EPC

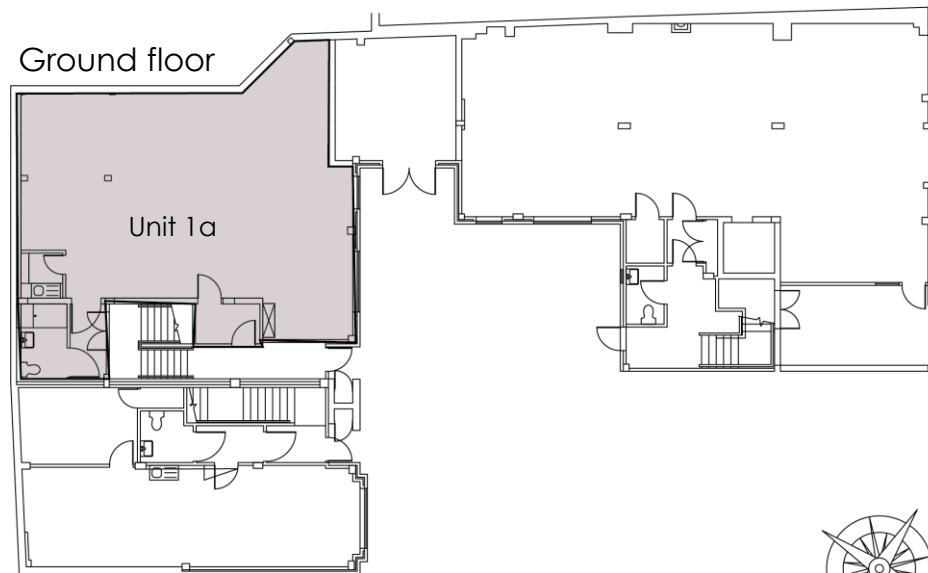
#### DESCRIPTION

St Mary Abbots Place is a courtyard office development of 3 office buildings. The available office is accessed via the courtyard and is split over ground and first floors. The offices benefit from been newly refurbished with raised flooring, air conditioning, meeting room and private office.

#### SPECIFICATION

- Air conditioning
- Low energy LED lighting
- Meeting room
- Car parking on licence
- Gated courtyard office development
- Refurbished offices
- Kitchenette
- Shower

**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 August 2020



FOR FURTHER INFORMATION  
PLEASE CONTACT JOINT SOLE AGENTS



Jeremy Barnard  
[jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)  
020 7938 3990

Jack Realey / Celia Gore  
[jrealey@frostmeadowcroft.com](mailto:jrealey@frostmeadowcroft.com)  
[cgore@frostmeadowcroft.com](mailto:cgore@frostmeadowcroft.com)  
020 8748 1200

