

**FOR  
SALE**



**31 VERNON  
STREET**  
OLYMPIA LONDON  
W14 0RN

**Price Reduced**

**17,457 sq ft NIA**  
**(1,622 sq m)**

**A unique site including  
10 Southcombe Street  
a former court house**



# SUMMARY >



## ARCHITECTURALLY STRIKING



### 31 Vernon Street & 10 Southcombe Street

- A truly unique space of 17,457 sq ft NIA 23,887 sq ft GIA
- Guide Price £4.75 million
- 2 interconnected buildings
- A rare opportunity for owner occupiers or development potential (subject to planning)
- To be sold with vacant possession
- A short walk to the new Olympia Kensington site & amenities.







## DESCRIPTION

This distinctive self-contained building designed by the noted architect, Terry Pawson, comprises a modern award-winning office and a listed former Edwardian magistrates court, with many original features. The property is arranged over four floors, benefitting from excellent natural light and outside spaces. The majority of the accommodation being on the ground and first floors.

## AMENITIES

- Fully operational kitchen/canteen
- Private outdoor courtyard space
- Secure bicycle storage
- Original "court room" town hall space
- Original holding cells
- Three ground floor kitchenettes
- Business permit parking on street
- Storage space/garage
- Showers & locker



# 31 VERNON STREET

31 Vernon Street is a more recent architectural addition to the property in the shape of a distinctive three storey block, extending upwards as a smooth volume from the pavement line to create a striking building designed by noted architect, Terry Pawson and completed in 2005.

Approached via a gated courtyard and parking area, the new building is of a Modernist style, featuring a striking white composite stone façade, clean lines and a bright, almost Mediterranean, aesthetic.

In the large central courtyard, the Mediterranean feel has been continued with a large mature olive tree.





VERNON >





# 10 SOUTHCOMBE STREET

This Grade II listed property was built in 1914 by renowned architect John Dixon Butler in the Queen Anne style. The original building, which was used as a courthouse, has been carefully renovated and restored to retain the detailing whilst incorporating a contemporary workspace aesthetic.

On entering, visitors experience the grandeur of the historic building. High ceilings and large spacious rooms hint at the original use, while natural light floods in from above via the existing roof lanterns. Necessary additions for today's office environment are discreet, creating a dynamic headquarter office with character.





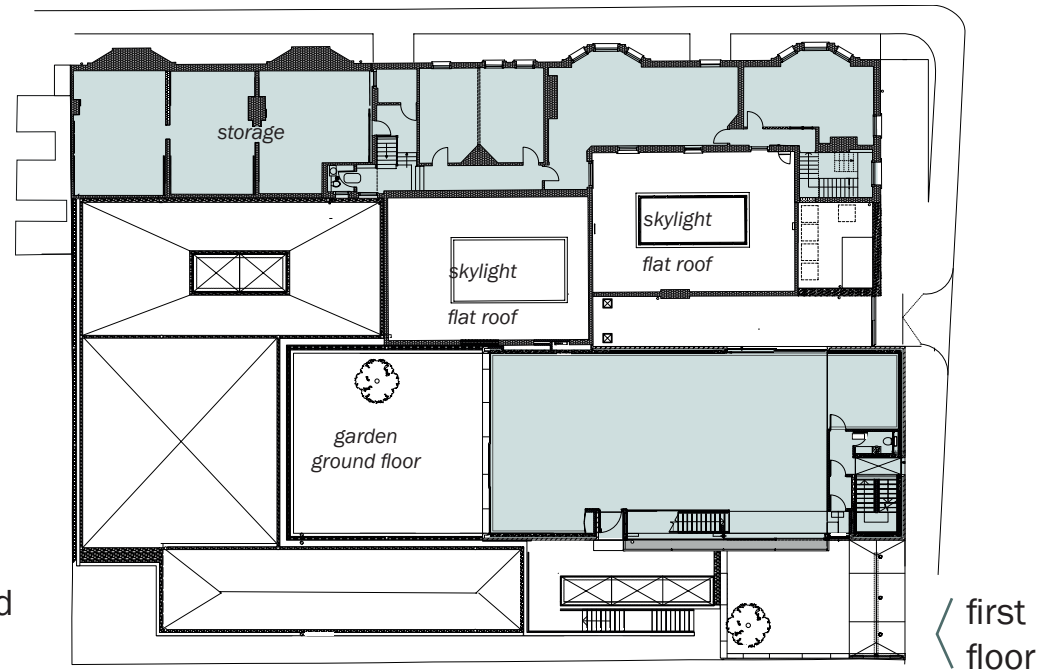
# SOUTHCOMBE >



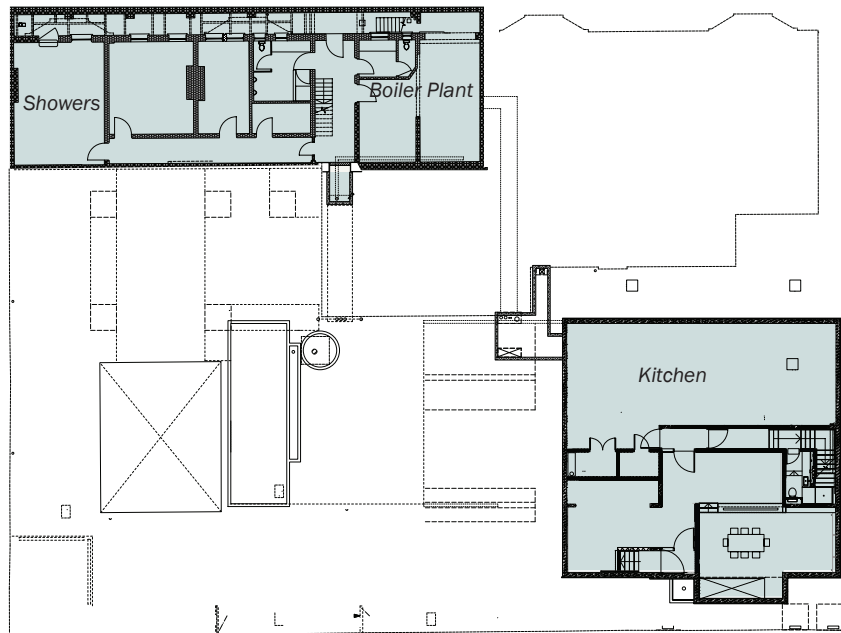
# PLANS >



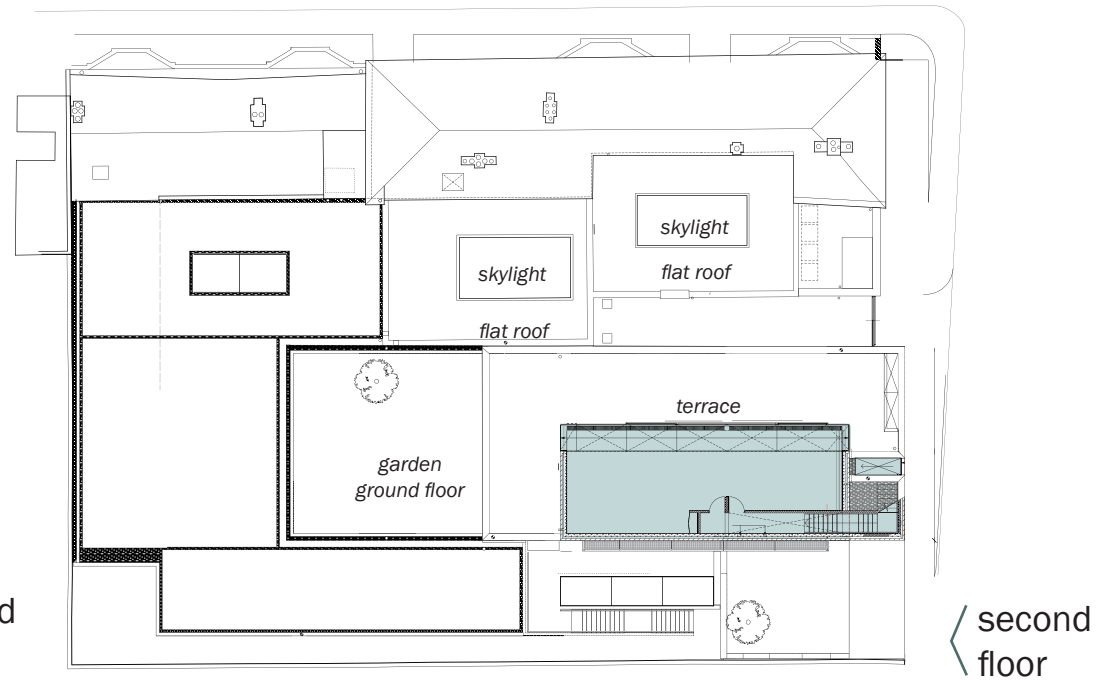
ground floor



first floor



lower ground floor



second floor



# ACCOMMODATION>

## ACCOMMODATION

10 SOUTHCOMBE ST + 31 VERNON ST

| FLOORS   | Gross Internal<br>SQ FT | Gross Internal<br>SQ M | Net Internal<br>SQ FT | Net Internal<br>SQ M |
|----------|-------------------------|------------------------|-----------------------|----------------------|
| 2ND      | 1,080                   | 100.4                  | 842                   | 78.3                 |
| 1ST      | 6,365                   | 591.4                  | 5,366                 | 498.5                |
| GROUND   | 12,052                  | 1,119.7                | 9,559                 | 888.1                |
| L GROUND | 4,390                   | 407.8                  | 1,690                 | 157.1                |
| TOTALS   | 23,887                  | 2,219.3                | 17,457                | 1,622                |

Above are approximate areas scaled off plans.

Approximate site area is 17,150 sq ft (0.39 acre) with site dimensions of 47.1 m x 33.8m

## TITLE PLAN





# LOCAL AREA

OLYMPIA LONDON

KENSINGTON OLYMPIA  
STATION

VERNON & SOUTHCOMBE

## THE NEW OLYMPIA LONDON

A £1.3 billion transformation opening  
from 2025



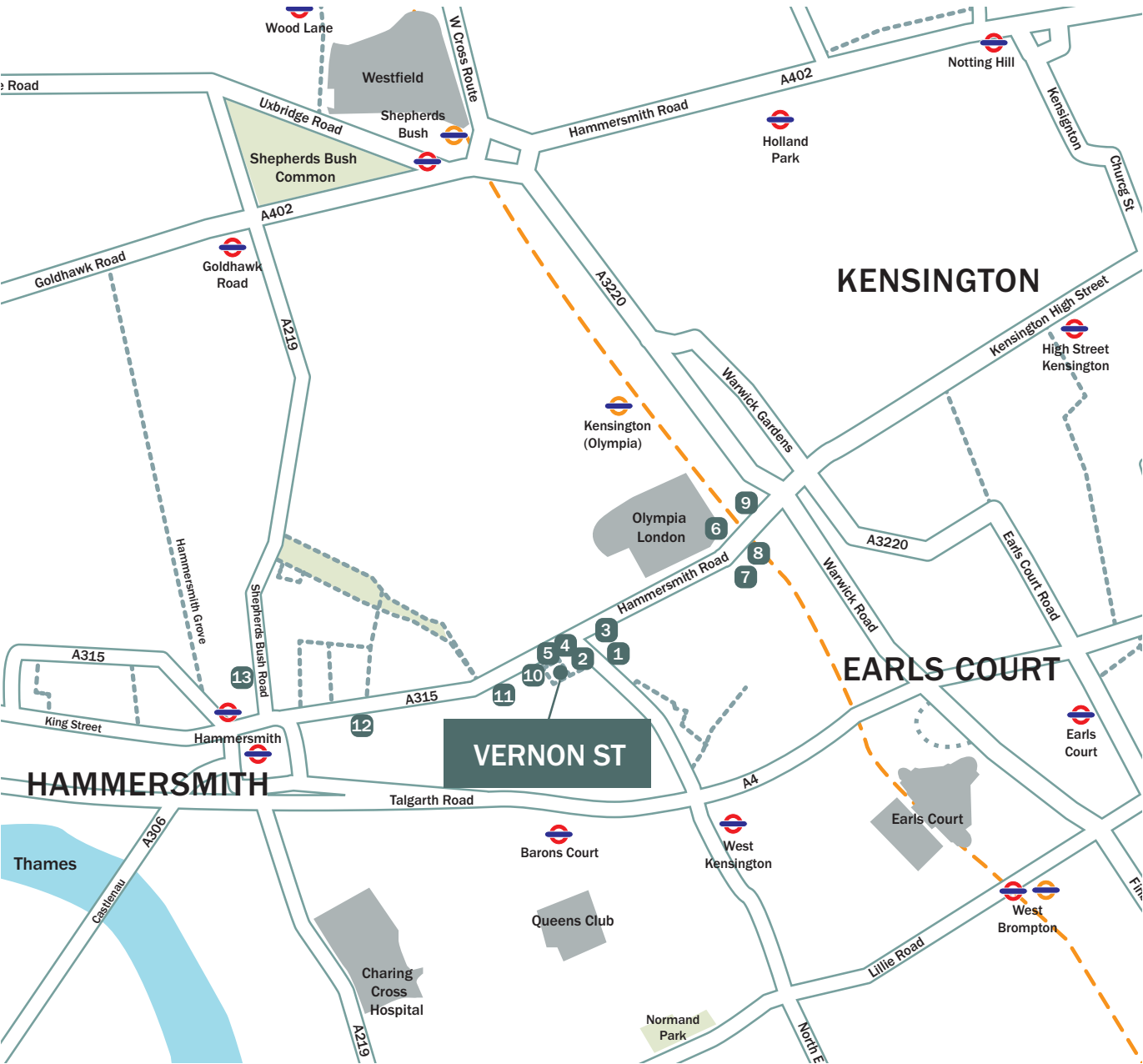
OLYMPIA

The iconic 130 plus year-old Olympia London site has evolved into an arts, entertainment, events and creative business quarter. The 14-acre site includes:

- 1,575 seat theatre
- 4,000 capacity live music hall
- 4 major exhibition halls 26,000 person capacity
- 2 globally renowned international lifestyle hotels
- 550,000 sq ft of incredible offices with state of the art amenities
- 2.5 acres of new public realm 100,000 sq ft of restaurants, bars and eateries



# LOCATION



## TRANSPORT

31 Vernon Street and 10 Southcombe Street are situated a short walk from:

- Barons Court** - 8 min walk (District Line)
- West Kensington** - 8 min walk (District and Piccadilly Lines)
- Kensington Olympia** - 9 minute walk (London Overground and National Rail Services) rails service to Clapham Junction, Shepherd's Bush and Stratford North London
- Hammersmith** - 13 minute walk (District, Circle, Piccadilly and WHammersmith & City Lines).

## AMENITIES

- |                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |
| 3. Tesco Express                                                                      | 5. Pret a Manger                                                                      |
|                                                                                       | 7. Cafe Del Mundo                                                                     |
|    |    |
| 1. The Cumberland Arms                                                                | 4. The F45                                                                            |
| 10. The Albion Pub                                                                    | 12. Virgin Active                                                                     |
| 6. Pizza Express                                                                      | 13. Pure Gym                                                                          |
|  |  |
| 8. Hand & Flower                                                                      | 2. Post Office                                                                        |
| 9. Hilton London Olympia                                                              | Olympia                                                                               |
| 11. St Pauls Hotel                                                                    |                                                                                       |





# TERMS

The freehold interest is offered  
with vacant possession

## GUIDE PRICE

£4.75 million

## VAT

VAT is not applicable to  
the sale price

## BUSINESS RATES

31 Vernon Street  
Ratable value £223,000

10 Southcombe Street  
Ratable value £352,500

Empty buisnes rates are not  
payable on listed properties

## EPC

Rated D (85)

[CLICK TO VIEW](#)



**Matterport**

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