



SAVOY STEWART  
COMMERCIAL PROPERTY

OFFICES  
TO LET

# 61-5 KENSINGTON CHURCH STREET

Kensington, W8 4BA

Offices to Let



## KEY POINTS

- › Newly Decorated
- › Comfort Cooling
- › Passenger Lift
- › Refurbished Common Parts

TENURE	TO LET
SIZE	1,900 SQ FT
RENT	£95,000 PER ANNUM
EPC	E (106)

Contact us on 020 7495 3666 or visit [www.savoystewart.co.uk](http://www.savoystewart.co.uk)

## LOCATION

The building is located on the West side of Kensington Church Street at the junction with Campden Grove.

The property is approximately 5 minutes walk from Notting Hill Gate and High Street Kensington Underground Stations.

Specification

## ADDITIONAL INFORMATION

The available accommodation comprises the entire first floor of the property and had recently been redecorated. The floor is spilt to provide a mixture of offices and open plan areas. The common parts are in the process of being completely refurbished.

Please see the below link for a video tour of the property.

[https://www.youtube.com/watch?v=MnfQxuvpl88&ab\\_channel=SavoyStewart](https://www.youtube.com/watch?v=MnfQxuvpl88&ab_channel=SavoyStewart)

## ACCOMMODATION

Name	Sq ft	Sq m	Availability
1st	1,900	176.52	Available

## SPECIFICATIONS

- Comfort Cooling
- Passenger Lift
- Entryphone
- Refurbished Common Parts

## VIEWINGS

Strictly via appointment through sole agents Savoy Stewart.

## TERMS

Terms by arrangement through the Landlord.

## LEGAL COSTS

Each party are to be responsible for thier own legal costs incurred in this transaction.

## POSSESSION

The property is vacant and ready for immediate occupation.

## RENT

£95,000 per annum

## BUSINESS RATES

Rates Payable: £30,976 per annum

(based upon Rateable Value: £60,500 and UBR: England Standard 51.2p)

## SERVICE CHARGE

£10,000 per annum



## VIEWING & FURTHER INFORMATION



Darren Best

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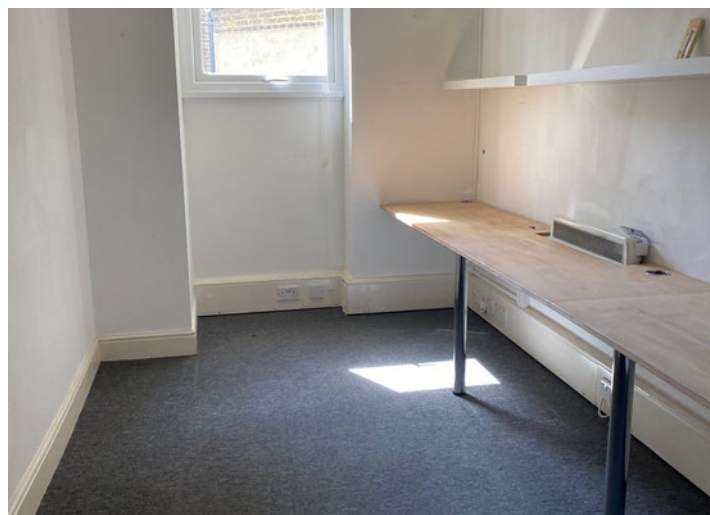
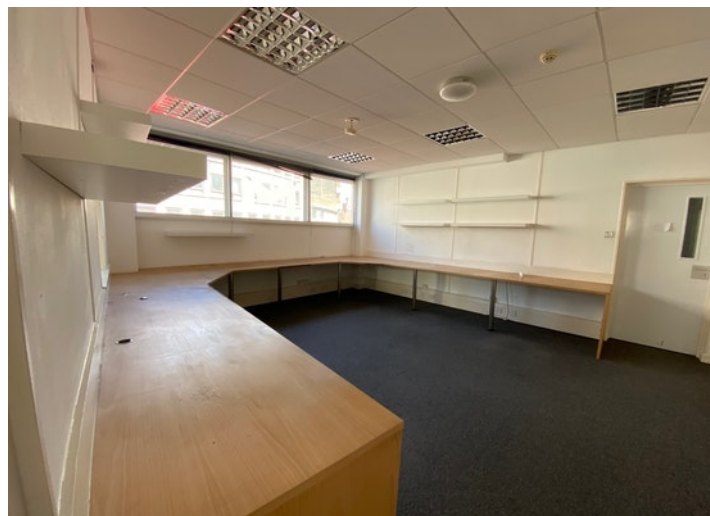
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## London Office

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Disclaimer: Savoy Stewart endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT.