

NEW INSTRUCTION

AVON HOUSE KENSINGTON VILLAGE AVONMORE ROAD W14 8TS



SUPERB AIR CONDITIONED FLOOR - APPROX 5,890 SQ FT

LOCATION Kensington Village lies just to the north of the A4 and is accessed via Avonmore Road. The building has good transport links with a dedicated pedestrian walkway to Earl's Court (District and Piccadilly) Underground station and is just a short walk to West Kensington (District) Underground station.

DESCRIPTION Avon House forms part of a characterful courtyard scheme comprising a number of former warehouse style buildings. Comprising the entire **third** floor in this high specification building, the space is predominantly open plan with 2 demountable partitioned meeting rooms and a fitted kitchen. The approximate net internal floor area is **5,890 sq ft**.

FEATURES

- ◆ Manned Reception
- ◆ 2 Lifts
- ◆ Air conditioning
- ◆ Raised floors
- ◆ Security
- ◆ Kitchen
- ◆ Secure Courtyard
- ◆ 24 Hour Access
- ◆ On site Cafe and Gym
- ◆ 5 car spaces

LEASE Either an assignment of the lease which expires 29th July 2017 subject to an upward only rent review and/or a tenant only option to determine on 29th July 2012 upon serving 6 months prior notice. Alternatively, the owner has indicated a willingness to grant a new lease for a term to be agreed.

RENT The passing rent is £180,000 per annum exclusive of outgoings and VAT. The rent for a new lease is available upon application.

RATES We have been advised that the approximate rates payable is £8.90 psf however interested parties are advised to make their own enquiries.

SERVICE CHARGE Approximately £8.97 psf plus an estate charge of £3.74 psf.

VIEWING Through joint sole letting agents

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IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.