

## Holland Park, W11

Bright Class E Office Suite To Let

**792 sq ft 73.6 sq m**



**First Floor , 6a Addison Avenue, London W11 4QR**

## Situation & Location

The property is situated on the the eastern side of **Addison Avenue**, close to the junction with **Holland Park Avenue** and thus lies in the heart of one of London's wealthiest residential areas. The shopping and restaurant amenities of **Holland Park Avenue** and **Westfield London** are close by, as are excellent transport links via **Holland Park Underground** (Central Line) and **Shepherds Bush Overground** with its frequent fast connections to **Clapham Junction**. Please see location plan below

## Description & Accommodation

The property comprises and office suites within an attractive period terrace, which comprises a principal open plan office area with separate meeting room, and a third room which can provide a kitchen/break out area (floorplans on request):

First floor **792 sq ft 73.6 sq m**

**Amenities** Central Heating; Air Conditioning ; WC; Excellent Natural Light

**Rent** **£38,000** per annum exclusive, payable quarterly in advance

**Lease** A new lease is available for five years, to be taken outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954

**Business Rates** The rateable value for the first floor is £37,000 and the rates payable for the current year ending 31/03/25 are £18,463.. Interested parties should make their own enquiries and confirm before making any commitment: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

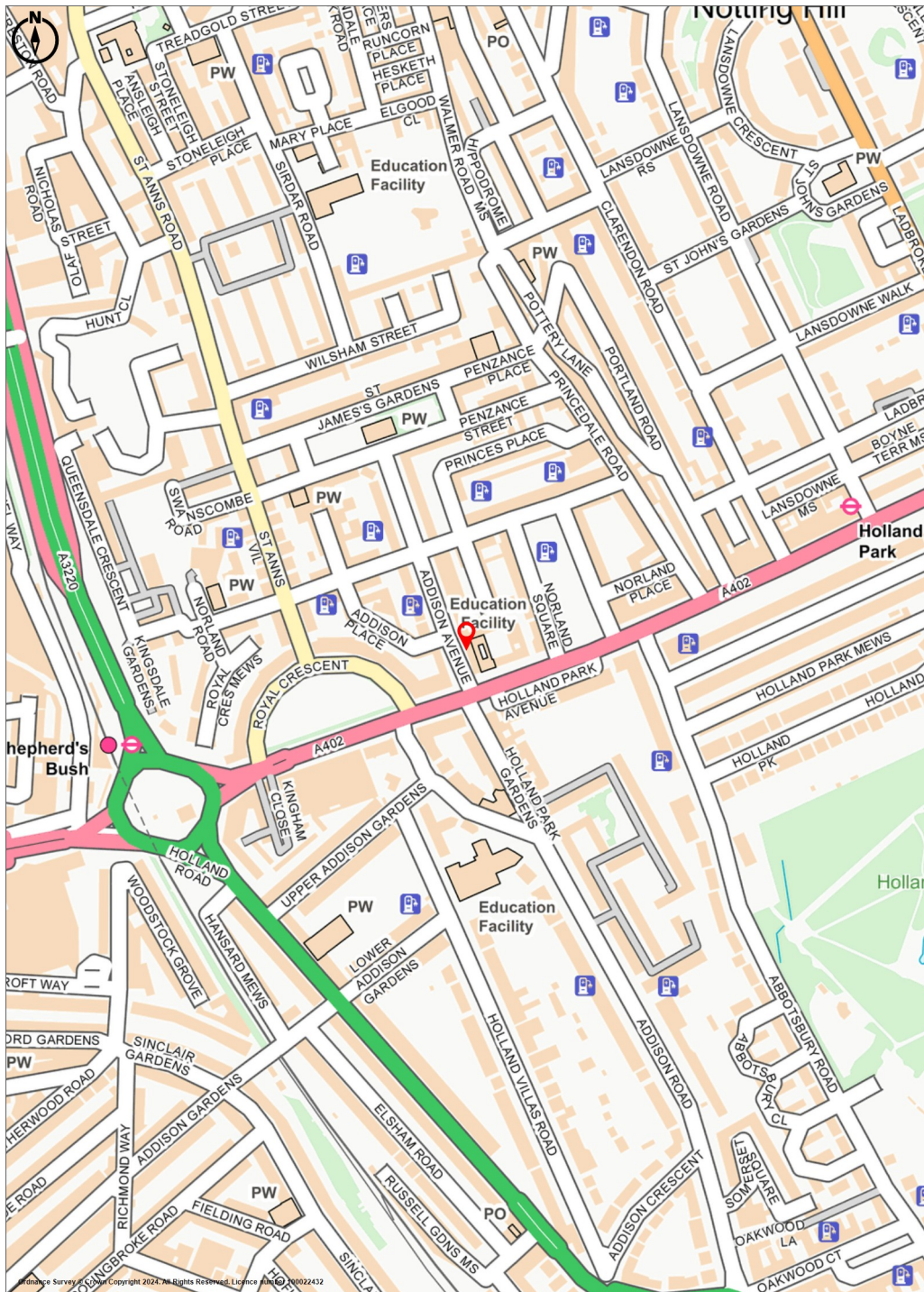
**Other outgoings** In addition to rent and rates, the tenant/s will be responsible for the landlord's management charge and a share of the building insurance (estimated c.£1,500 combined currently) and a share of the communal central heating costs.

**VAT** Property is not VAT opted    **Possession** Immediate    **EPC** In preparation

**Contact** Sole agents: JMW Barnard LLP    17 Abingdon Road, London, W8 6AH.

**Tel: 0207 938 3990**    Jeremy Barnard    [jb@jmwbarnd.com](mailto:jb@jmwbarnd.com)

**Important Notice:** Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



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Plotted Scale - 1:7500. Paper Size – A4