

**LONDON, 84 KENSINGTON HIGH STREET, W8 4SG**

**SELF CONTAINED FLEXIBLE OFFICE/CLASS E SPACE TO RENT - 892 SQ FT**

- **Self contained modern office/class E space**
- **One minute from High Street Kensington tube station**
- **New lease available**
- **Suitable for small office or as destination retail space**
- **Exposed brickwork**
- **Kitchenette & WC**
- **Up to 892 Sq ft (82.86 Sq m) over 2 storeys**
- **Available either as a whole or by separate floor**



**CONTACT:**

**Jamie Stirling-Aird**

Mob: 0780 307 6502

Email: [jstirlingaird@blackstanniland.com](mailto:jstirlingaird@blackstanniland.com)

**Martin Black**

Mob: 0785 036 6000

Email: [mblack@blackstanniland.com](mailto:mblack@blackstanniland.com)

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STANNILAND**

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**The Smiths Building, 179 Great Portland Street,  
London W1W 5PL**

**0207 526 2010**

**[www.blackstanniland.com](http://www.blackstanniland.com)**

IMPORTANT NOTICE: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



### DESCRIPTION & ACCOMMODATION:

The property is located on the northern side of Kensington High Street, close to the junction with Kensington Church Street, a short walk from High Street Kensington tube station.

The subject property comprises modern office/class E space and is based over first and second floors with the following approximate net internal floor areas:

**First Floor:** 463 sq ft ( 43.01 sq m)

**Second Floor:** 429 sq ft (39.85 sq m)

### TERMS:

- New lease available direct with the landlord.
- **£32,000 per annum** exclusive as a whole. Individual floors by negotiation.

### LOCATION & PLANS:

- <https://goo.gl/maps/ckkSDzZ9qdybVj746>
- Floorplan/internal images available on request

### RATES:

- Rateable value (rates payable): **1st floor** £18,250 (£9,106) **2nd floor:** £15,500 (£7,734)
- Interested parties are advised to make their own enquiries

### EPC:

Available on request

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