

# 346

Kensington High Street  
London W14 8NS

**TO LET**

**1,726 - 2,017**

**2,292 - 3,546 sq ft**



Newly refurbished 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> & 5<sup>th</sup> floors





## LOCATION

Situated on the north side of Kensington High Street close to its junction with Addison Road and Kensington High Street with Olympia Exhibition Hall close by. Kensington Olympia Station is less than 5 minutes away. All the shops and services in Kensington High Street including it's tube station at High Street Kensington (Circle & District) is 11 minutes walk to the east. Hammersmith town centre is just a 5 minute bus journey away to the west. The A4 (M) is less than ½ mile to the south providing access to the West End and Heathrow Airport.

## TRANSPORT

**Kensington Olympia**  
(District line & Overground)  
0.3 miles and a 5 minute walk.

**Kensington High Street**  
(Circle & District line)  
0.6 miles and a 11 minute walk

**Earls Court**  
(District & Piccadilly Lines)  
0.7 miles and a 13 minute walk.

**Shepherds Bush**  
(Central line & Overground)  
0.9 miles and a 15 minute walk.





## SPECIFICATION

- Excellent natural light
- Feature skylight & windows
- Modern suspended ceilings
- New air-conditioning
- New LED lighting
- Newly refurbished WCs
- 2 x Passenger lifts
- Reception
- Fully raised floor



## THE SPACE

346 Kensington High Street has been recently upgraded to provide a smart newly refurbished reception, lift lobbies and bathrooms. The available floors have been fully refurbished.

first floor front

fifth floor



first floor rear



ground floor reception



fifth floor kitchen

RENT  
£40.00 - £45.00 per sq ft

TERMS  
Available on a new lease on  
flexible terms to be agreed.

EPC  
Rated B

## ACCOMMODATION

FLOOR	SIZE sq ft (sq m)	RENT £ per sq ft	SERVICE CHARGE	RATES (2019/20)
5th floor	1,726 (160.3)	£45.00	£10.90	£12.66
3rd floor	2,017 (187.4)	£45.00	£10.90	£12.11
2nd floor	2,292 (212.9)	£45.00	£10.90	£12.48
1st floor	3,546 (329.4)	£40.00	£10.90	£12.24

VIEWINGS BY APPOINTMENT  
THROUGH JOINT SOLE AGENTS

### Frost Meadowcroft

Vinh Hua / Simon Kibble  
vhua@frostmeadowcroft.com  
skibble@frostmeadowcroft.com  
www.frostmeadowcroft.com  
020 8748 1200



### Miles Commercial

Peter Bromwich / Ross Crummey  
ross@milescommercial.co.uk  
peter@milescommercial.co.uk  
www.milescommercial.co.uk  
020 7581 9722



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