

THE  
**UNIVERSAL  
BUILDING**

364 - 366 KENSINGTON HIGH STREET  
LONDON W14 8NS  
**OFFICES TO LET**  
FROM 4000 SQ FT



# A MODERN WORKSPACE IN THE HEART OF KENSINGTON



The **Universal Building** offers contemporary, high-quality office accommodation in one of London's most established and best-connected neighbourhoods. Set just moments from High Street Kensington and a short walk from the revitalised Olympia district, the building combines strong technical specification with a creative, energetic local scene.

**Designed to support flexible, modern working,**  
The Universal Building is ideally suited to occupiers seeking well-connected space with character – particularly those in the media, creative, and digital sectors.

— THE —  
**UNIVERSAL  
BUILDING**  
—





MODERN, FLEXIBLE,  
**AND READY TO WORK**

The Universal Building is a modern office building offering efficient floorplates, excellent natural light, and a specification that meets the demands of today's occupiers. The building has been designed to provide adaptable workspace, allowing businesses to configure

space to suit their operational and creative needs. Clean architectural lines and contemporary finishes create a professional yet understated environment, while generous glazing ensures bright, productive interiors throughout the working day.







A specification which supports both creative and corporate occupiers, offering a balance of functionality, comfort, and visual appeal.

## SPECIFICATION



GUARANTEED  
100MBPS  
CONNECTION



NEWLY  
REFUBISHED



AIR  
CONDITIONING



MANNED  
RECEPTION



SUSPENDED  
CEILINGS



RAISED  
FLOORS



LOADING  
BAY



LARGE DOUBLE  
HEIGHT  
RECEPTION



3 PASSENGER  
LIFTS



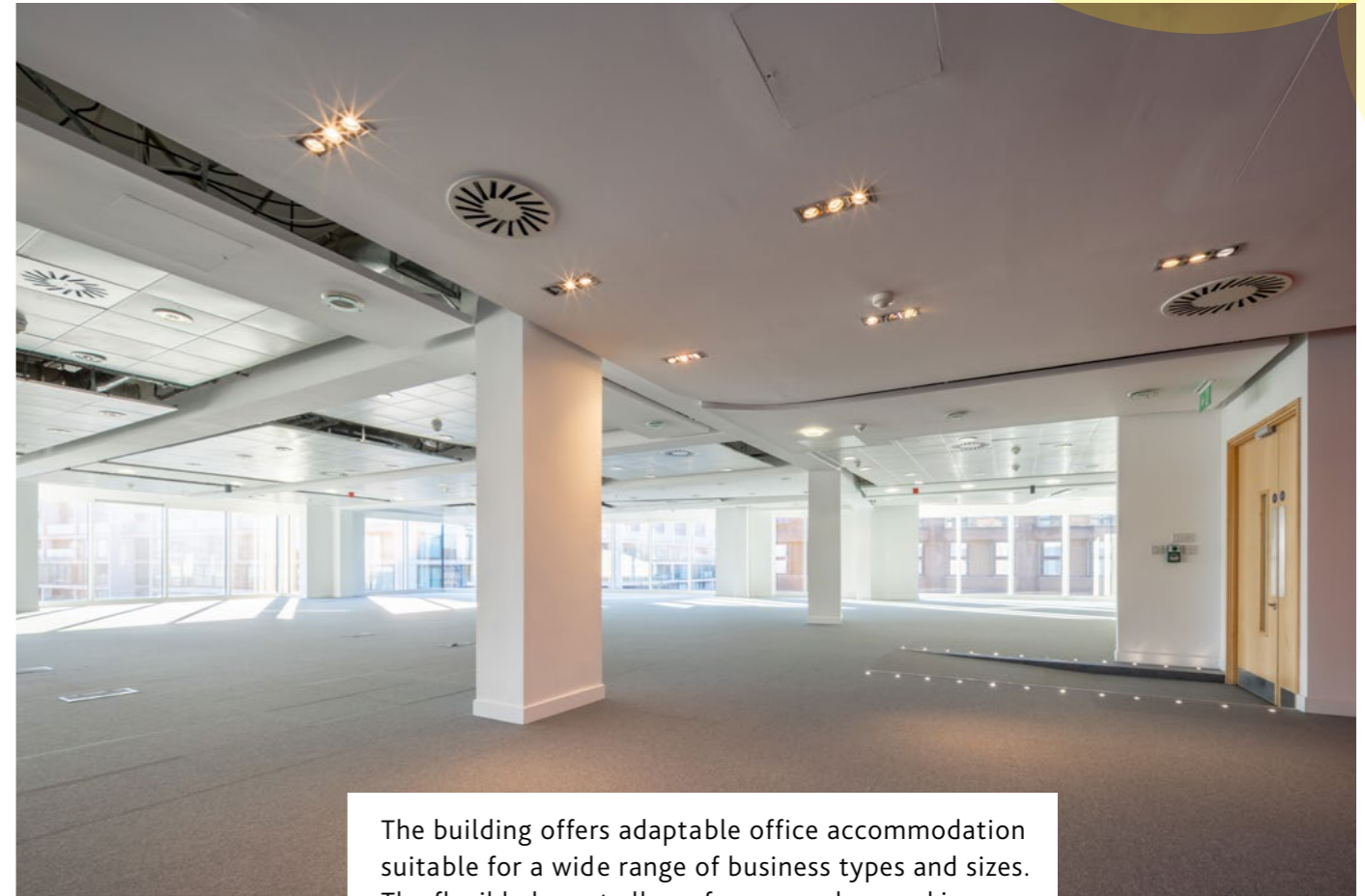
ROOF  
TERRACE



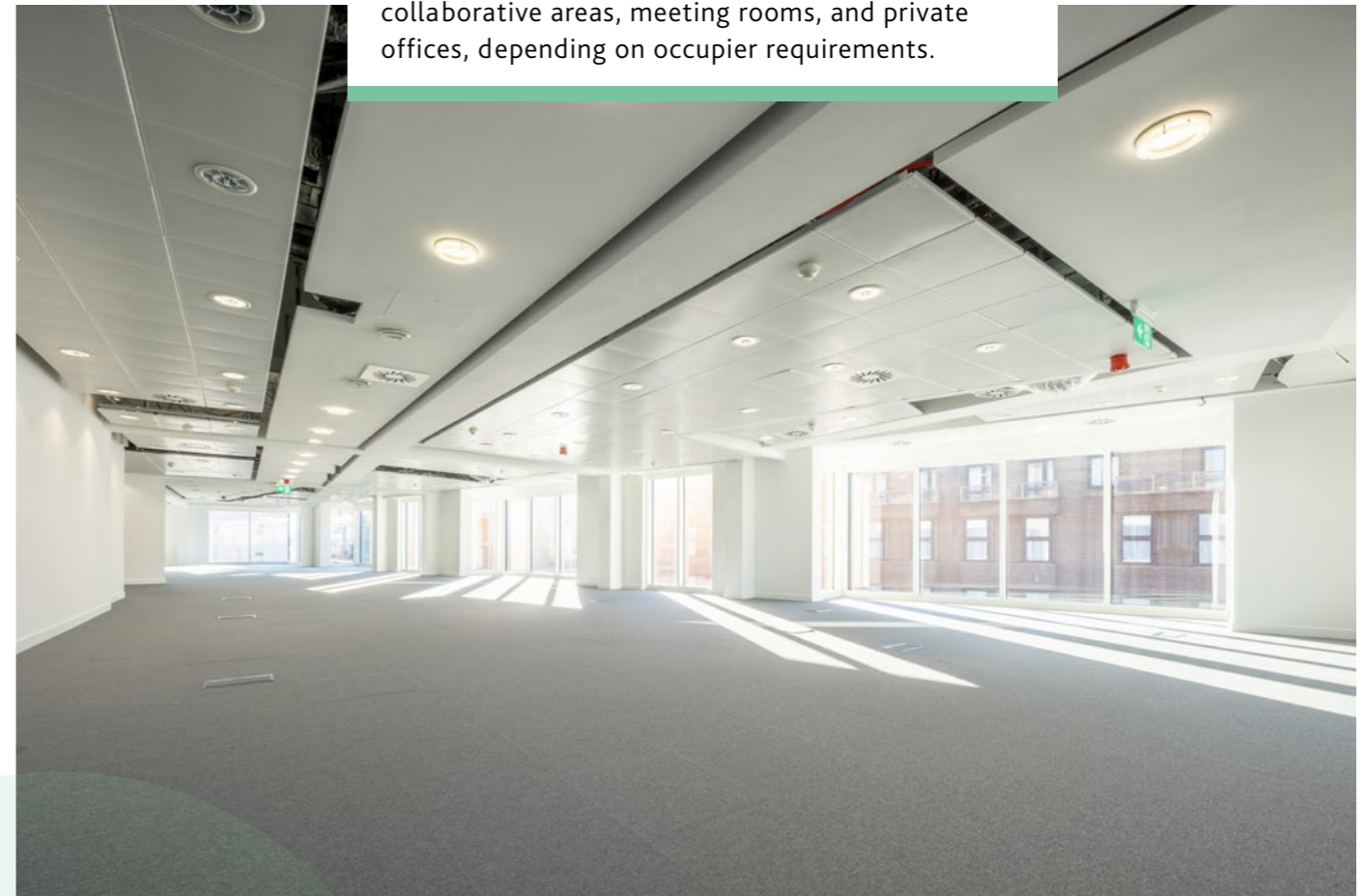
6 CAR PARKING  
SPACES

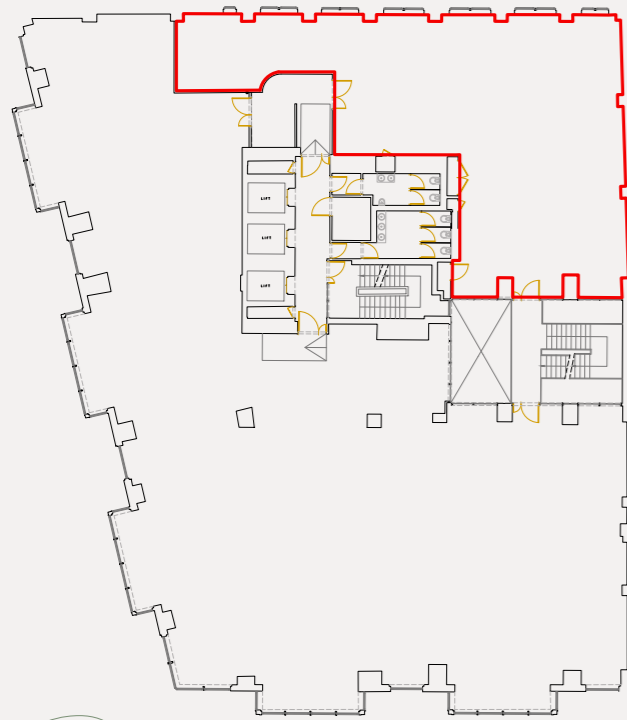


BIKE RACKS &  
SHOWERS



The building offers adaptable office accommodation suitable for a wide range of business types and sizes. The flexible layout allows for open-plan working, collaborative areas, meeting rooms, and private offices, depending on occupier requirements.

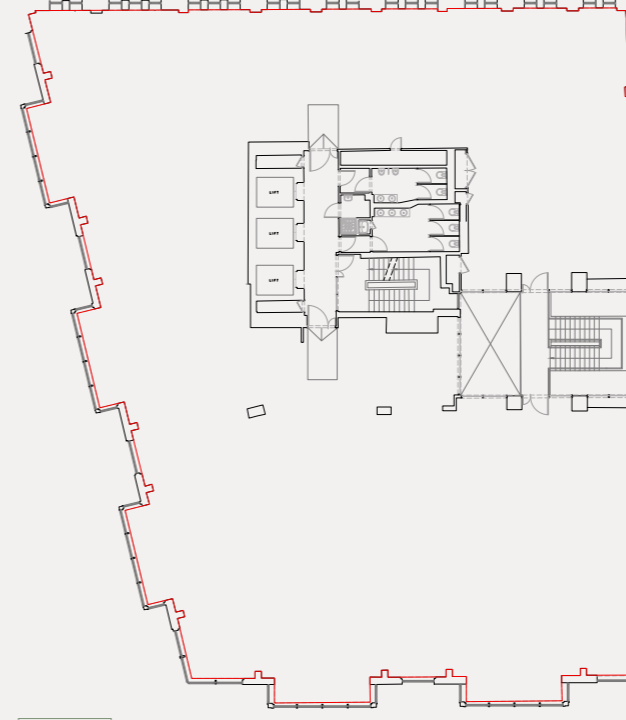




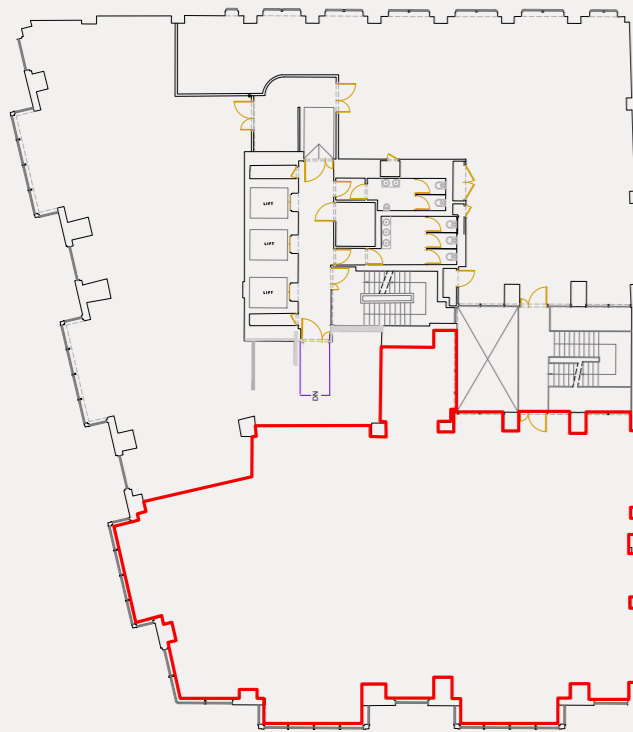
2 SECOND - North



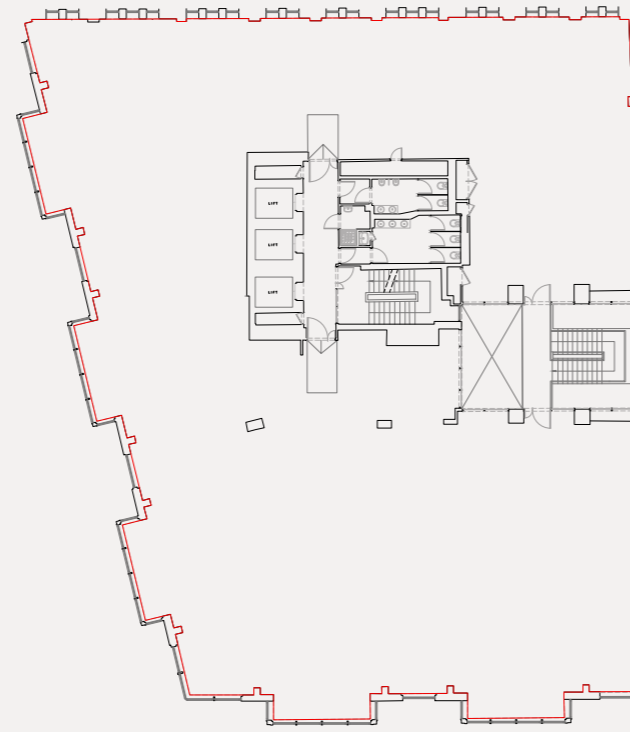
4 FOURTH



7 SEVENTH



5 FIFTH - North



6 SIXTH

## ACCOMMODATION

FLOOR	SQ M	SQ FT
BASEMENT	133	1,435
SECOND - North	577	6,218
FOURTH	805	8,667
FIFTH - North	414	4,464
SIXTH	793	8,539
SEVENTH	519	5,593
<b>TOTAL</b>	<b>3,244</b>	<b>34,916</b>



## HIGH STREET KENSINGTON

Positioned in the heart of Kensington, The Universal Building benefits from a prestigious West London address combined with excellent connectivity. High Street Kensington is a well-established commercial & retail destination, offering a vibrant mix of offices, shops, restaurants, and cultural attractions.

The building also sits within walking distance of the newly enhanced Olympia area, which is undergoing significant regeneration and investment, further strengthening the appeal of the location for forward-thinking businesses.



## A NEW LANDMARK FOR LONDON **OLYMPIA**

**4**

Large scale event spaces

**1**

World-class convention centre

**2.5**

Acres of pedestrianised areas

**3,800**

Capacity live music hall -  
The British Airways ARC

**15+**

Restaurants & bars

**1,575**

Seat capacity theatre -  
The British Airways Theatre

**6**

Public transport lines

**2**





Premium onsite hotels

**1**

State of the art gym

# EXCEPTIONALLY WELL CONNECTED

The Universal Building is within easy walking distance of four London Underground stations, providing fast and convenient access across London:

-  **KENSINGTON (OLYMPIA)**  
 DISTRICT LINE & OVERGROUND  
6 mins walk
-  **HIGH STREET KENSINGTON**  
 CIRCLE & DISTRICT LINE  
10 mins walk
-  **EARL'S COURT**  
 DISTRICT LINE & PICCADILLY LINES  
10 mins walk
-  **WEST KENSINGTON**  
 DISTRICT LINE  
12 mins walk



- 2  
MINS WESTFIELD
- 4  
MINS FULHAM
- 5  
MINS EARL'S COURT
- 10  
MINS PADDINGTON
- 10  
MINS CLAPHAM JUNCTION
- 13  
MINS SLOANE SQUARE
- 16  
MINS VICTORIA
- 18  
MINS WATERLOO
- 38  
MINS HEATHROW AIRPORT T1, 2 & 3

## TRANSPORT LINKS

This level of connectivity makes the building easily accessible for staff and clients alike, with direct routes to the West End, City, Heathrow Airport, and the motorway network.



# COSTS

## RENT

£39.50 per sq ft.

## RATES

£21 per sq ft (2024/25)

To be confirmed with local authority.

## SERVICE CHARGE

£13.84 per sq ft (2023/24)

## TERMS

The offices are available on terms to be agreed.

[www.theuniversalbuilding.com](http://www.theuniversalbuilding.com)

# CONTACTS

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