

THE UNIVERSAL BUILDING

364-366 KENSINGTON HIGH STREET LONDON W14 8NS



TO LET 37,643 SQ FT OFFICE BUILDING

WITH ROOF TERRACE, OFFICES FROM 1,800 TO 37,643 SQ FT OVER 4 FLOORS



LOCATION

Located in a prominent position on the corner of Kensington High Street and Holland Road, moments from the upcoming London Olympia development and Olympia station.

KENSINGTON OLYMPIA STATION

(District Line & Overground) 6 mins walk

HIGH STREET KENSINGTON STATION

(Circle & District Line) 10 mins walk

WEST KENSINGTON STATION

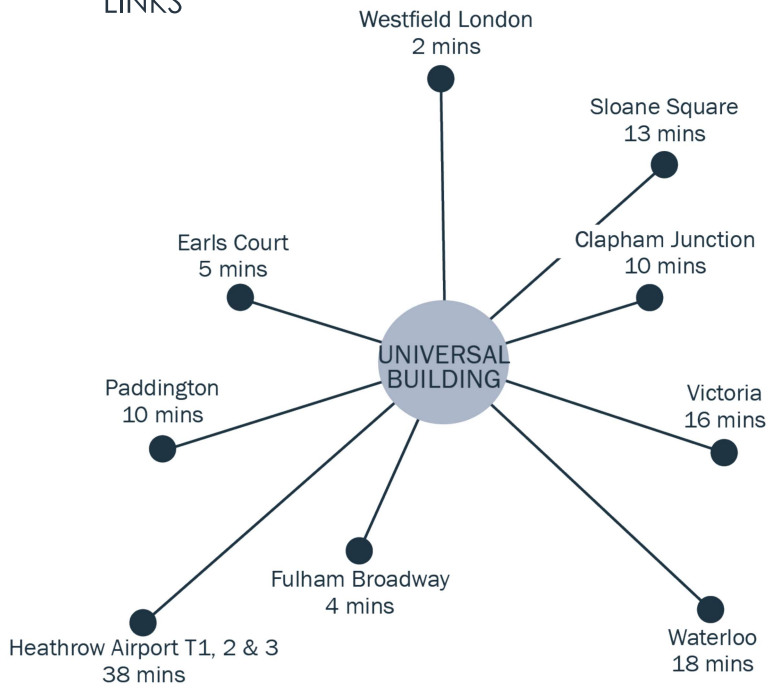
(District Line) 12 mins walk



THE NEW OLYMPIA LONDON

The redevelopment of the 133-year-old Olympia London has just started. This will turn the site into an arts, entertainment, events and creative business quarter. The 14-acre site will include 670,000 sq ft of office space. The project is scheduled to complete in 2024.

TRANSPORT LINKS





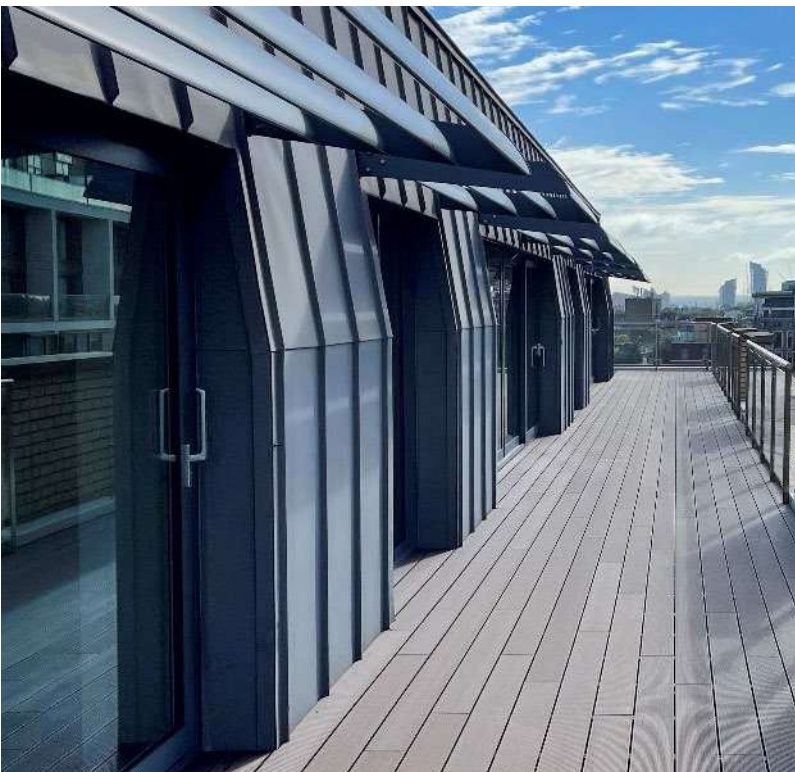
DESCRIPTION Comprising newly refurbished, air-conditioned offices configured around a central core and featuring a large roof terrace on the 8th floor.



SPECIFICATION

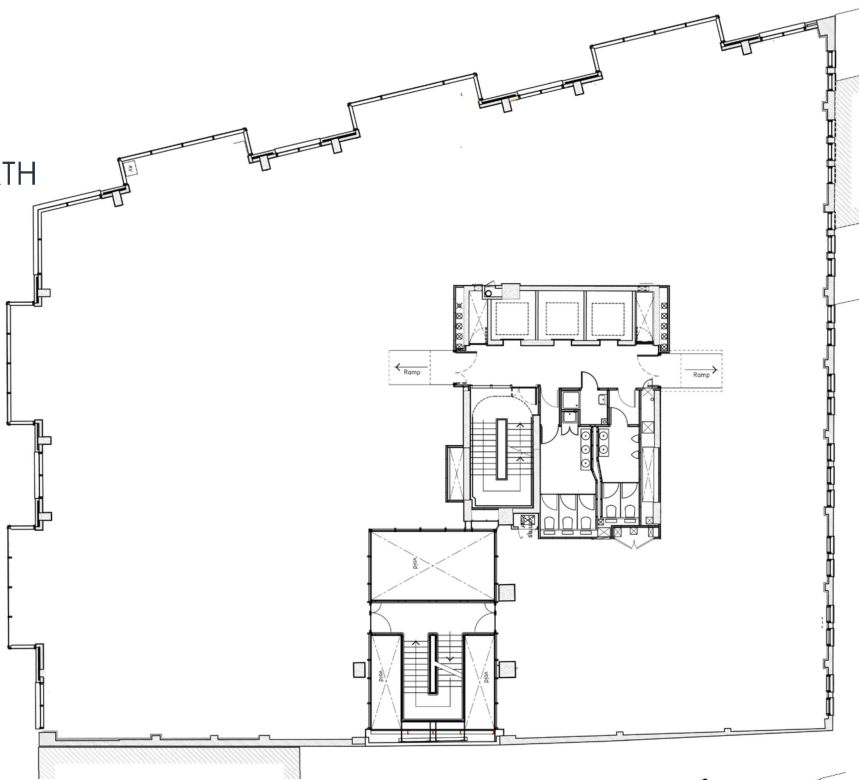
- Newly refurbished
- Air conditioning
- Manned reception
- Suspended ceilings
- Raised floors
- Loading Bay
- Large double height reception
- 3 passenger lifts
- Roof terrace
- 6 car parking spaces
- Bike racks & showers

CONNECTIVITY Tenants can benefit from instant connectivity with a guaranteed 100Mbps connection with dedicated IPv4 external IP address. Each tenant/floor has been allocated their own dedicated 42U data enclosure, with data patching to around 350 data ports distributed around their floor. Additional bandwidth is available from building management up to 1Gps. There is a second instant connectivity option available from Hyperoptic who have installed cabling to each floor.

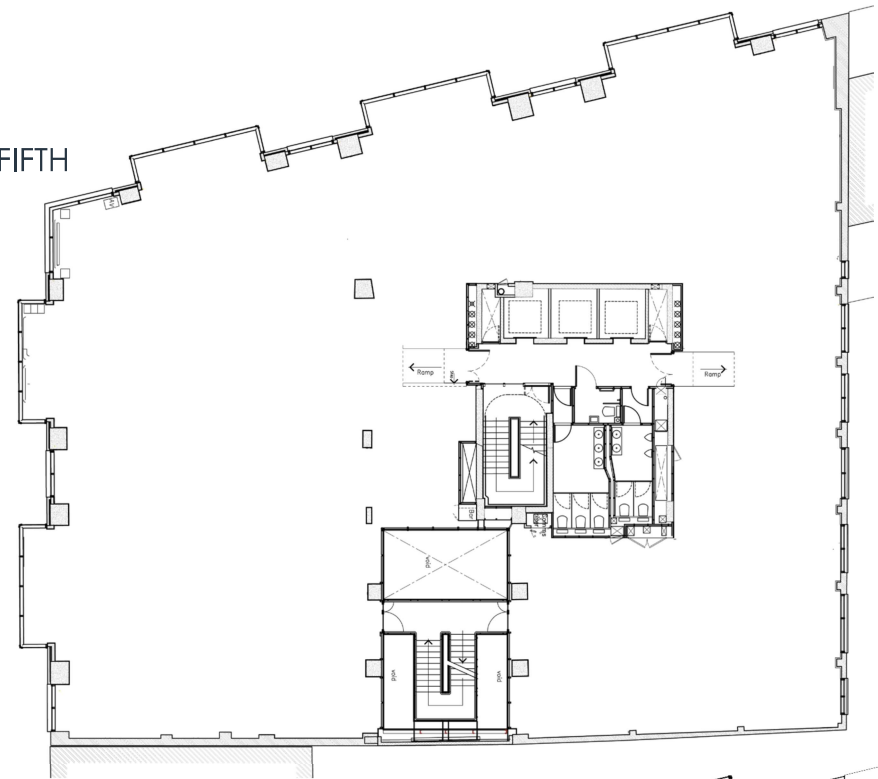


PLANS

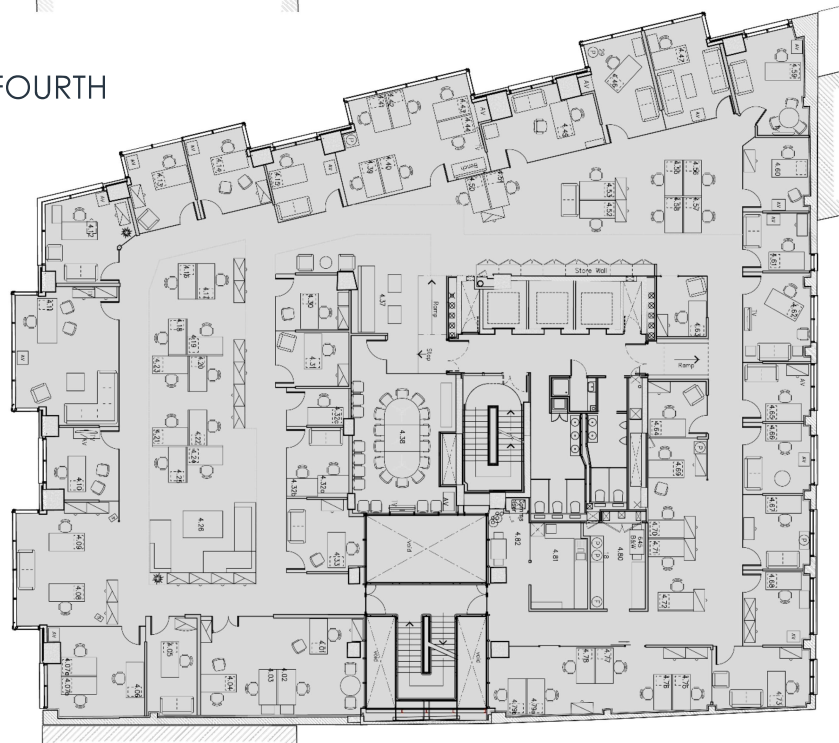
SIXTH



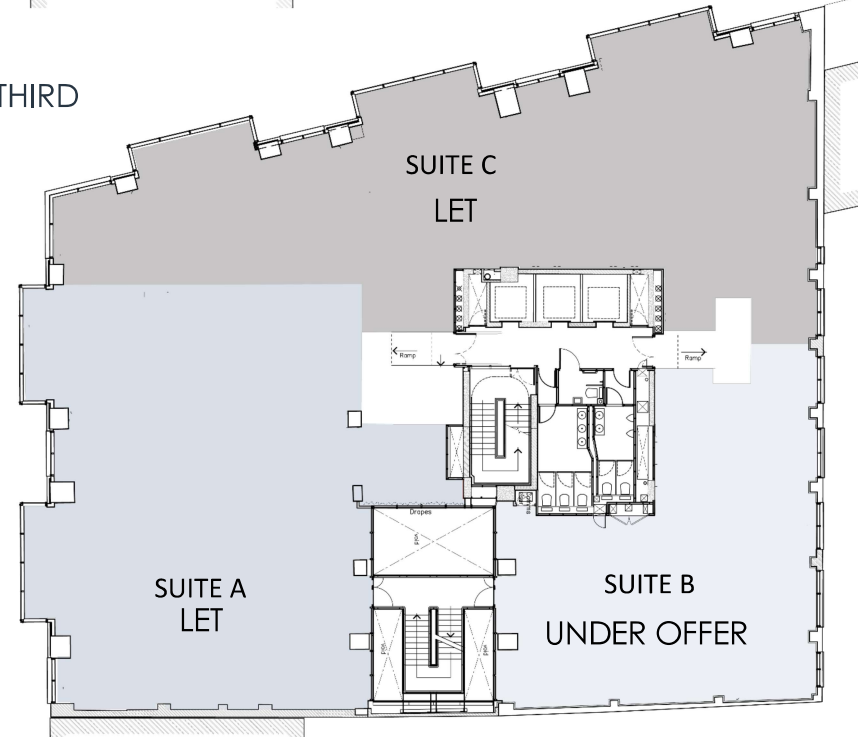
FIFTH



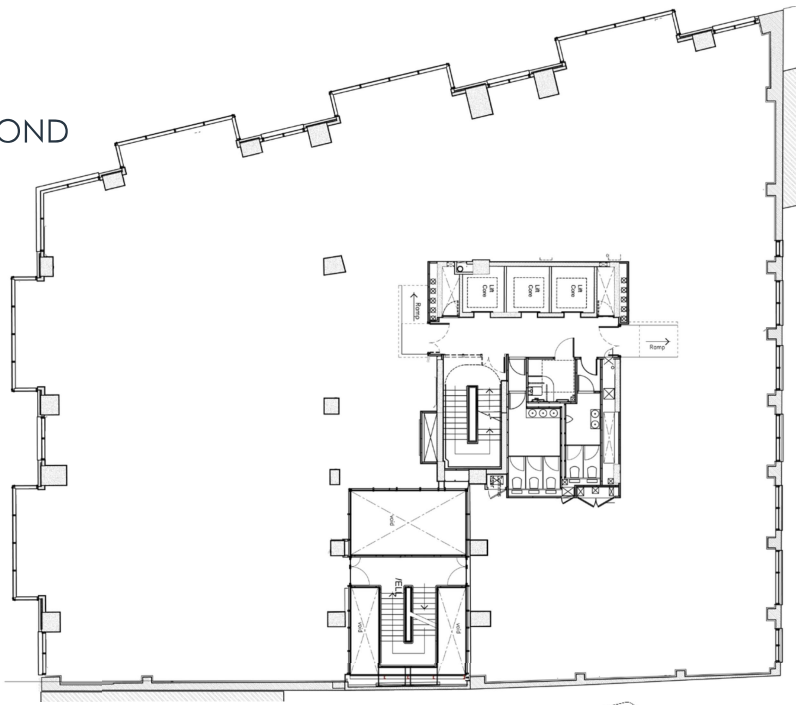
FOURTH



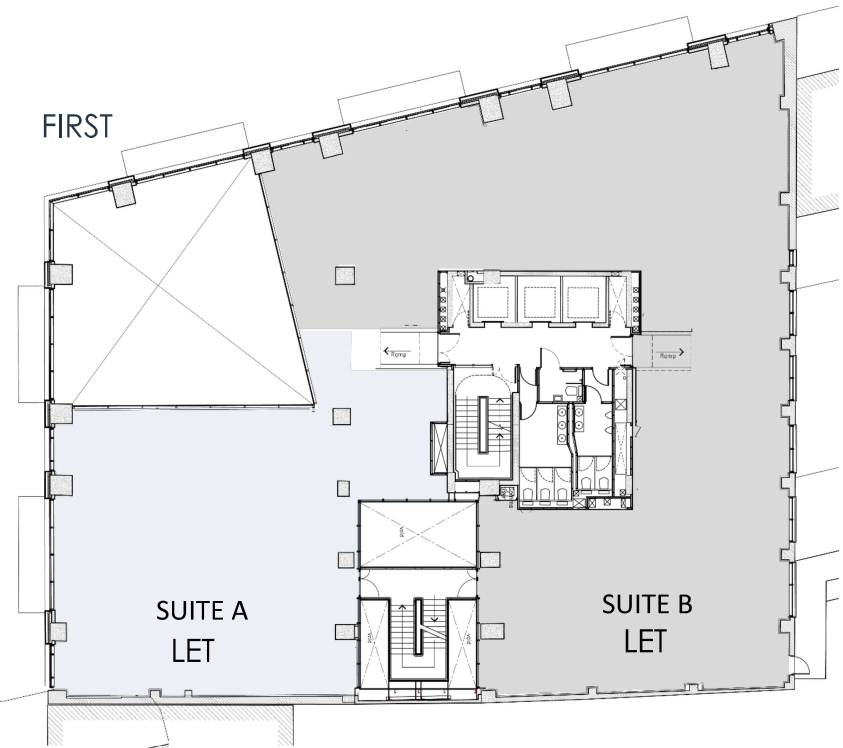
THIRD



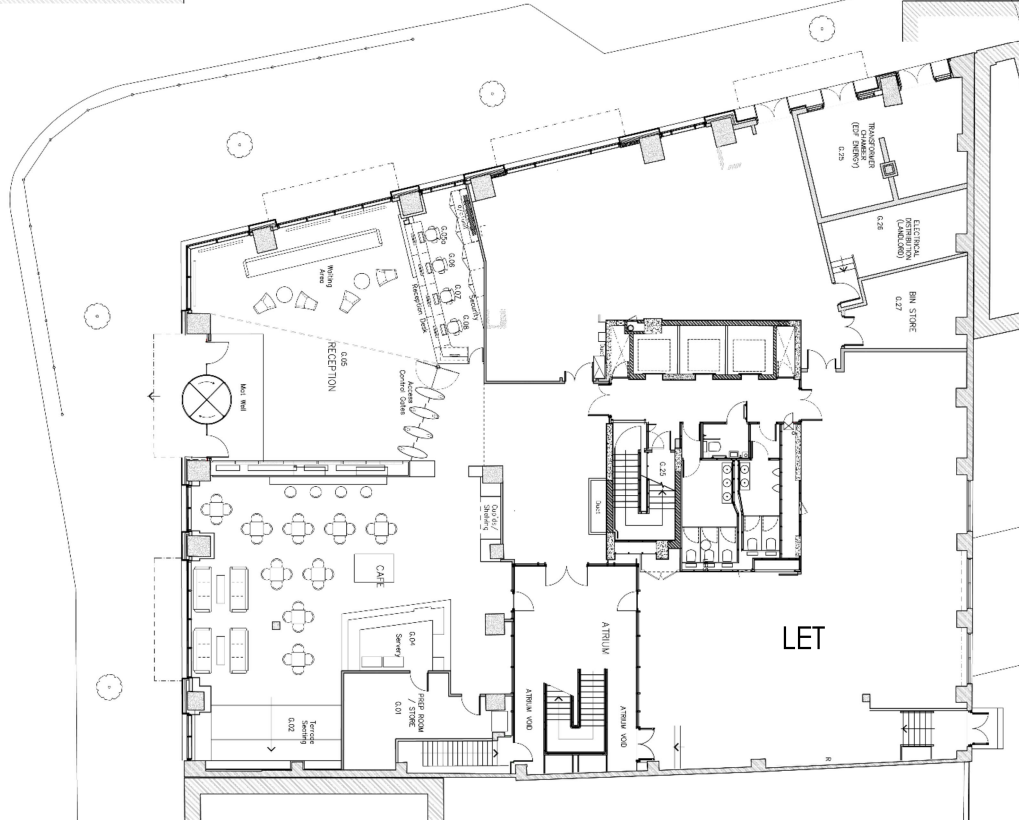
SECOND



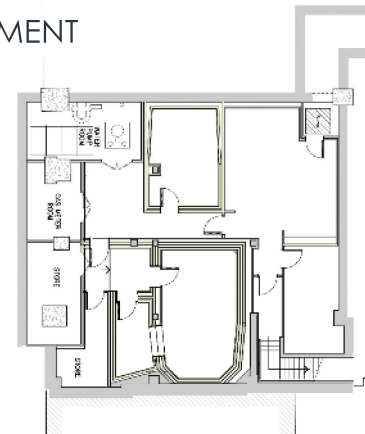
FIRST



GROUND



BASEMENT



COSTS

RENT

£39.50 per sq ft.

RATES

£19.50 per sq ft (2023/24)

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.

ACCOMMODATION

FLOOR	SQ M		SQ FT
BASEMENT	133		1,432
GROUND	-		LET
FIRST – Suite A	-		LET
FIRST – Suite B	-		LET
SECOND	793		8,535
THIRD – Suite A	-		LET
THIRD – Suite B	167	Under Offer	1,804
THIRD – Suite C	-		LET
FOURTH	805		8,667
FIFTH	805		8,666
SIXTH	793		8,539
SEVENTH	-		LET
TOTAL NIA	3,497.16		37,643

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