

## Holland Park, W11

Bright Class E Office Suites To Let

792/1,584 sq ft - 73.6/147.2 sq m



**First and Second Floors , 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 two office suites within an attractive period terrace, which may be combined or let separately. Each comprises a principal open plan office area with two smaller office areas off providing the following accommodation (please also see floorplan below):

First floor 792 sq ft 73.6 sq m Second floor 792 sq ft 73.6 sq m total: 1,584 sq ft 147 sq m

**Amenities** Central Heating; Air Conditioning (first floor); for each floor; Excellent Natural Light

**Rent First Floor £38,000, Second Floor £34,000** per annum exclusive, payable quarterly in advance

**Lease** A new lease/s are 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. The rateable value for the second floor is £31,000 and the rates payable for the current year ending 31/03/25 are £15,469. 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.

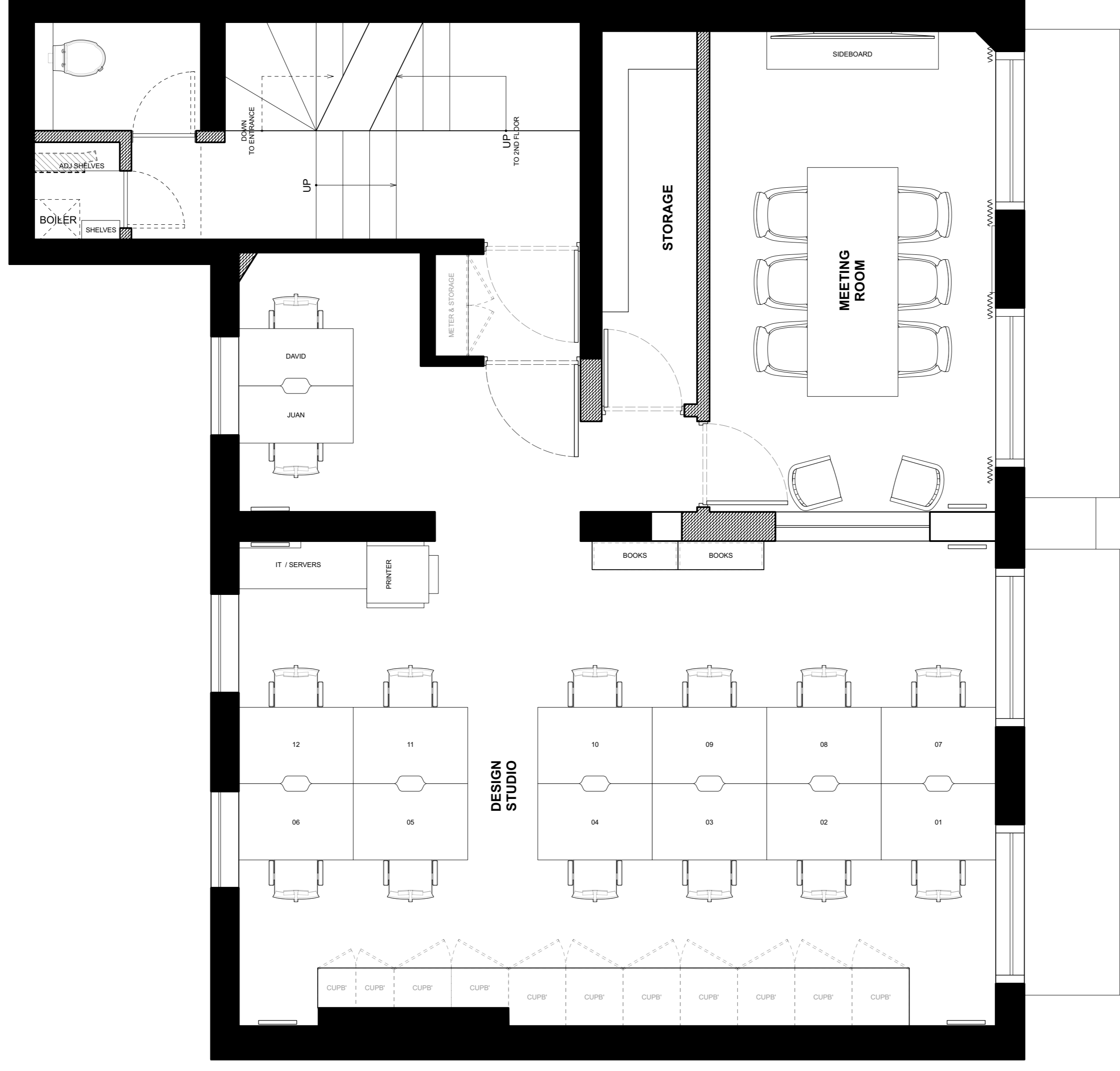
**Other outgoings** In addition to rent and rates, the tenant/s will be responsible for the landlord's management charge and a share of the building insurance (estimated c.£1,500 combined currently) and a share of the communal central heating costs.

**VAT** Property is not VAT opted **Possession** January 2025 **EPC** In preparation

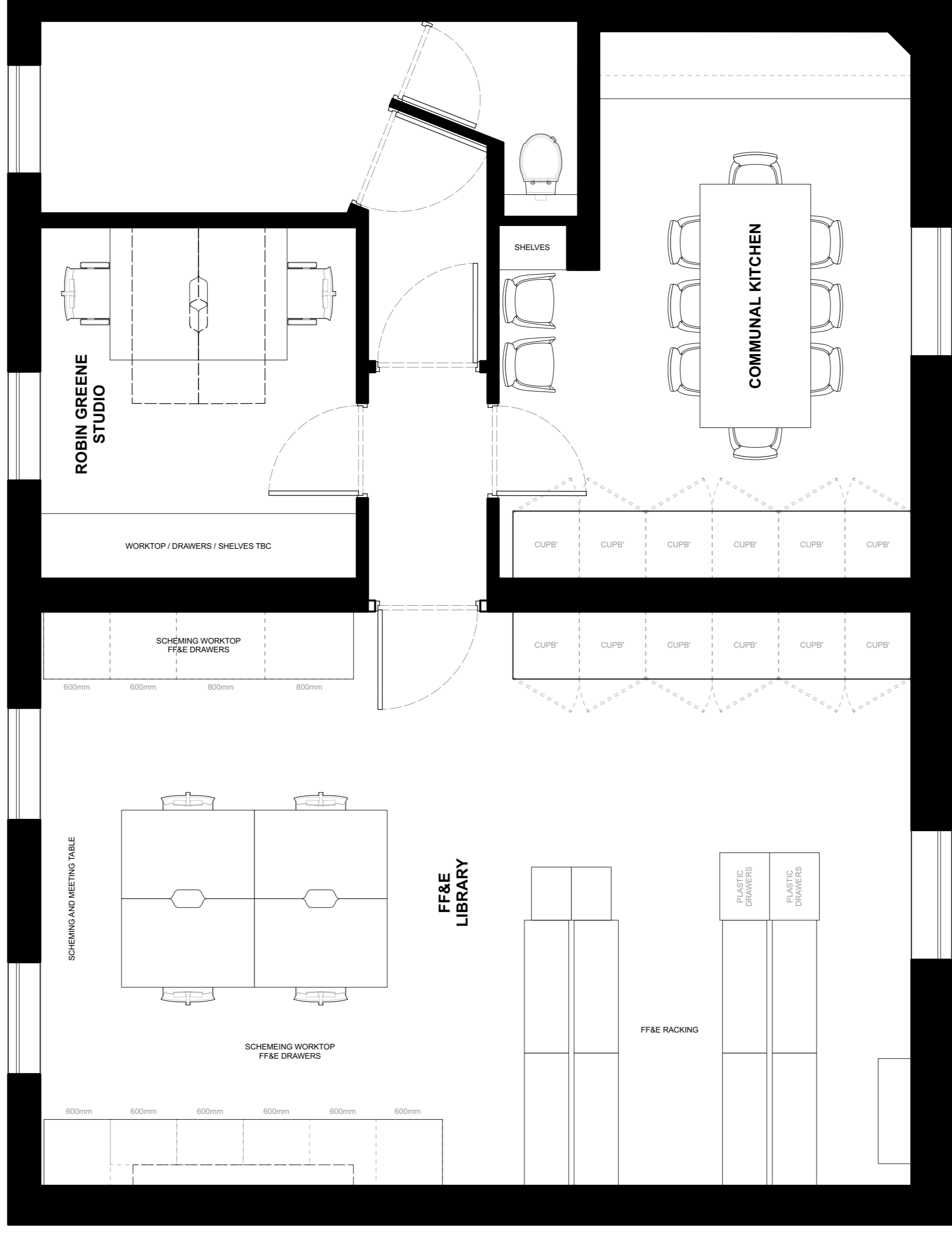
**Contact** Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

**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.



1 FIRST FLOOR - GENERAL ARRANGEMENT PLAN  
Scale: 1:35



**General notes:**  
 • SAGRADA drawings are for design intent only.  
 • All dimensions, drawings and specifications are to be verified on site and any discrepancies reported to SAGRADA prior to the commencement of work.  
 • This plan has been extracted from supplied drawings and hence is subject to survey and contractor setting out plan.  
 • Contractor to ensure all construction methods, techniques, fittings and finishes etc conform to the required building regulations in the applicable area.  
 • All specified items to be installed in accordance with the manufacturer's recommendations.  
 • All finishes are to be carried out to a high standard.

This drawing is to be read in conjunction with all other relevant consultants drawings. All requested drawings showing fixings and construction details to be approved by SAGRADA prior to commencement of work. Contractors to check and appraise design, fitting out and construction details and offer suitable alternatives to the designers for approval prior to manufacture and installation. Contractor to provide a suitable working environment which conforms to the current Health and Safety conditions and local authority regulations.

**Client:**  
SAGRADA

**Project:**  
SAGRADA STUDIO

**Project No:**  
00-00

**SAGRADA**  
 6A Addison Avenue  
 London W11 4QR  
 England  
 T +44 (0)20 7602 7625  
 F +44 (0)20 7602 7625  
 www.sagrada.co.uk

**Client Approval:**

**Date Approved:**

**Drawn:**

**Date:** 05.11.2024

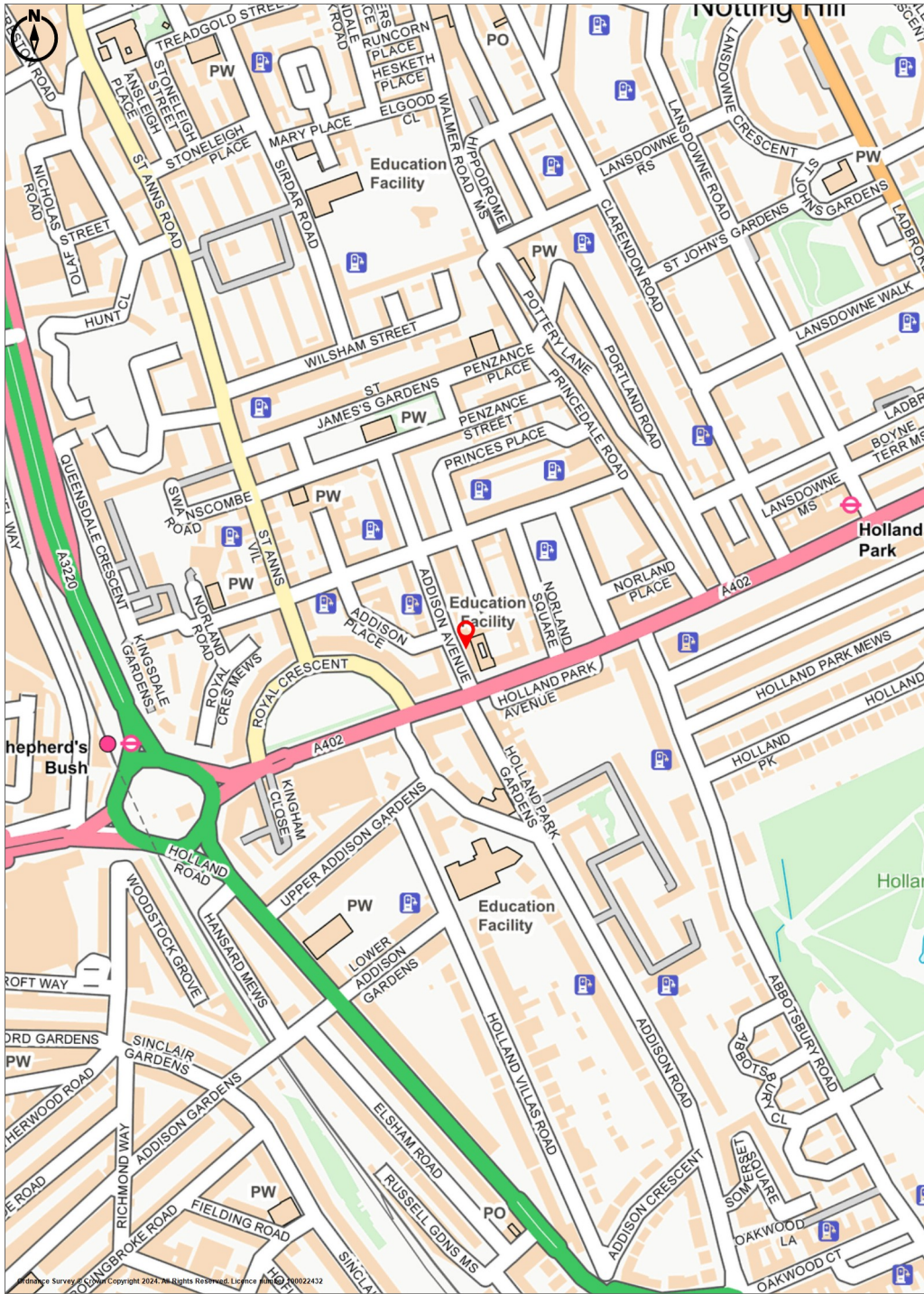
**Rev:**      **Date:**      **Amendment:**

**Title:**  
 PROPOSED GENERAL ARRANGEMENT  
 PLAN

**Drawing No:**  
 00-GA-01

**Rev:**

**PRELIMINARY**  
 Scale:  
 AS SHOWN @ A1



© Ordnance Survey. All Rights Reserved. Licence number 100022432

**Promap**

● LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2024. All rights reserved.

Licence number 100022432.

Plotted Scale - 1:7500. Paper Size - A4