

2 Clearwater Terrace Holland Park, London, W11 4XL

FOR SALE OR TO LET

SUITABLE FOR D1 MEDICAL / B1 OFFICE / A2 FINANCIAL OCCUPIERS

**SUPERBLY LOCATED SELF CONTAINED UNIT WITH PROMINENT FRONTAGE TO HOLLAND
PARK AVENUE (ADJACENT TO THE KENSINGTON HILTON HOTEL)**



2,162 Sq Ft / 200.85 Sq M

LOCATION

The building is located on the south side of Holland Park Avenue just east of the Holland Park Roundabout. Shepherd's Bush Underground (Central Line) and Overground Stations are within a 2 minute walk of the property. The travel time to central London is under 15 minutes on the London Underground.

The Kensington Hilton Hotel is adjacent to the building. Westfield Shopping Centre is within a 5 minute walk.

DESCRIPTION

This superb accommodation is totally self-contained benefitting from its own private entrance on to Clearwater Terrace / Holland Park Avenue.

The space is arranged over ground & lower ground floors and benefits from a prominent frontage to Holland Park Avenue.

Whilst the space is currently used as offices, planning permission has been granted for D1 medical, A2 Financial Services alongside the existing B1 office use.



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SIZE

Floor	Size (sq ft)	Size (sq m)
Ground	1,333	124
Basement	829	77
Total	2,162	201

AMENITIES

- Demised WCs/Disabled WC
- Audio Entry System
- Superb Transport Links
- Self-Contained
- Excellent Natural Light
- Skylights
- Fitted Out
- Air-Conditioning
- Perimeter Trunking
- Demised Kitchen
- Fibre In Building
- Shower

TERMS

A sale of a virtual freehold interest (circa 900 years) – Offers in excess of £1.65m, subject to contract with full vacant possession

Alternatively, a new lease is available at a rent of £87,500 per annum, exclusive of business rates, service charges and VAT.

BUSINESS RATES

£14.13 per sq ft payable (2019/2020)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

To be confirmed.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Immediate upon completion of legal formalities.

Viewings by arrangement through joint agents, Noble Harris:-

Jake Doffman
jdoffman@nobleharris.co.uk
020 7291 6144
079 0408 2118

Carl Dobrin
cdobrin@nobleharris.co.uk
020 7291 6141
075 4507 7959

Matthew Noble
mnoble@nobleharris.co.uk
020 7291 6142
079 8099 1214

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