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.
2 Clearwater Terrace Holland Park, London, W11 4XL

SIZE

<table>
<thead>
<tr>
<th>Floor</th>
<th>Size (sq ft)</th>
<th>Size (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>1,333</td>
<td>124</td>
</tr>
<tr>
<td>Basement</td>
<td>829</td>
<td>77</td>
</tr>
<tr>
<td>Total</td>
<td>2,162</td>
<td>201</td>
</tr>
</tbody>
</table>

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

PRESENTATION ACT | COPYRIGHT DISCLAIMER

The Noble Harris Partnership, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property (disclosed in the particulars, or their advisers, in connection with the possible sale of the property) are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisers, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris.