

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)**



Entire Ground & Lower Ground
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

The ground & lower ground floors are self-contained and have direct access from Clearwater Terrace and benefits from a prominent frontage to Holland Park Avenue. The ground floor provides 1x large meeting room and 2x private offices. The rest of the ground floor is mainly open plan with natural light and skylight throughout. The ground floor also provides 1x WC and 1 disabled WC as well as a kitchen area which is open to the offices. The lower ground is smaller than the ground floor, however, the space can be useable for private meetings or an additional break out area. The lower ground benefits from 1x WC and a kitchen area.



2 Clearwater Terrace London, W11 4XL

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
- Fitted Out
- Air-Conditioning
- Perimeter Trunking
- Demised Kitchen
- Fibre In Building

TERMS

A new lease direct from the Freeholder for a term to be agreed.

QUOTING RENT

£97,500 per annum, exclusive of business rates, service charges and VAT.

USE CLASS

Planning consent exists for the premises to be used for D1 Medical / B1 Offices or A2 Financial Services uses.

RATES

£9.46 per sq ft (2018/2019)

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:-

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