



31 | 6-10

VERNON STREET | SOUTHCOMBE STREET W14

UNIQUE SELF-CONTAINED OFFICE BUILDING TO LET
15,370 SQ.FT (1,428 SQM)



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INTRODUCTION

This stunning self-contained building designed by the world-renowned architect, Terry Pawson, comprises a modern award-winning office and a listed former Edwardian magistrates court, with many original features.

The property is arranged over four floors, benefitting from excellent natural light and outside spaces.

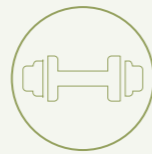
The space is available by way of an assignment of the existing lease which expires August 2021 or alternatively a new lease direct from the landlord. The lease is contracted outside of the Landlord & Tenant Act 1954.

3D WALKTHROUGH

Please [click](#) for the 3D walkthrough of the space.

- ✓ c. 120 workstations with potential for 200
- ✓ 13 x meeting rooms
- ✓ 2 x private work booths
- ✓ Dedicated break areas
- ✓ 3 x ground floor kitchenettes

FLOOR	SQ.FT	SQM	QUOTING RENT (PER SQ.FT)
Basement, Ground, 1st, 2nd	15,370	1,428	£47.00



GYM
and fitness studio



FIT-OUT
high quality



KITCHENETTES
onsite



BREAK OUT
space



PARKING
on street



STORAGE
space



SHOWERS
onsite



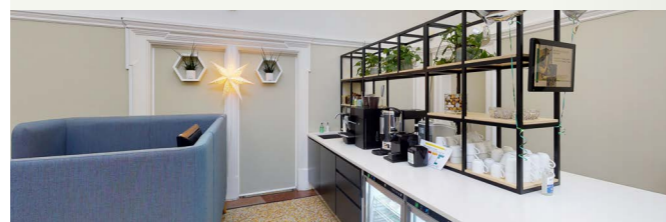
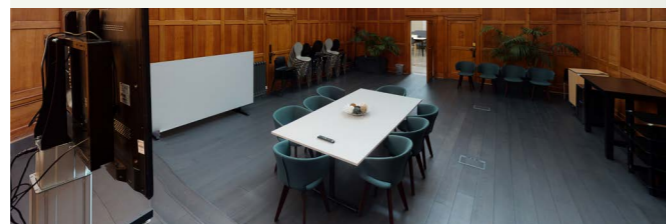
BIKE RACKS
secure storage



SELF-CONTAINED
building



PERIOD
features



Clockwise from left: Basement working area, court room meeting space, break out area



LOCATION

31 Vernon Street and 6-10 Southcombe Street are situated a short walk from West Kensington (District Line) and Barons Court (District and Piccadilly Lines), moments from Olympia (London Overground and National Rail Services) Station and an 18 minute walk from Shepherd's Bush (Central Line, London Overground and National Rail Services).

TERMS

An assignment of the existing lease or a new lease from the landlord by way of separate negotiation.

Quoting Rent	£47.00 per SQ.FT
Building Rates	£13.87 per SQ.FT
Service Charge	N/A

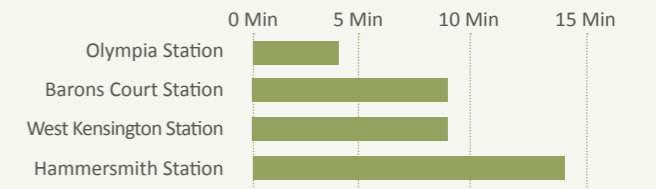
Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.



MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

WALKING DISTANCES



OTHER LOCAL AMENITIES

- White City House (part of Soho House Group)
- Westfield's Shopping Center
- Pergola on the Roof
- F45 Training
- Troubadour Theatre
- Puttshack minigolf

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

DAVID BARRINGTON
T: 020 7451 1332
M: 07967 345 830
db@devonocresa.com

ALEX LAWS
T: 020 7451 1325
M: 07767 608 304
al@devonocresa.com

JUSTIN CLACK
T: 020 8748 1200
M: 07979 858 493
jclack@frostmeadowcroft.com



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