

5TH FLOOR PENTHOUSE, THE KENSINGTON BUILDING, 1 WRIGHTS LANE, **W8 5RY**

8,254 SQ FT



High Quality Fit Out



Multiple Boardrooms and Meeting Rooms



7,413 Sq Ft Private Roof Terrace



Best in Class Building

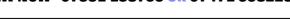


Impressive Manned Reception



Bike Storage and **Showers**











DESCRIPTION

This Penthouse office is fully fitted to a very high quality. The office is fitted with 3 boardrooms, 3 meeting rooms, zoom rooms, kitchen, breakout space and a media room.

There is a hospitality area that serves one of the boardrooms and the terrace.

The 7,413 sq ft private terrace space is extensive with panoramic views. The office has incredible natural light with floor to ceiling windows at all elevations.

The building has a manned reception entrance, bike storage, showers and changing rooms. The building has an EPC 'B' and is BREEAM 'Excellent'.



The office is available by way of a flexible sublease or assignment, with a Lease expiry on the 30th April 2033.

Alternatively, a new Lease is available direct with the Landlord.



LOCATION

The Kensington Building offers a premium office location in the heart of London. Just a two-minute walk from High Street Kensington Underground Station (Circle and District lines), it also benefits from close proximity to Kensington Olympia (Overground and National Rail) and easy access to Paddington and Victoria stations.

Positioned just moments from Kensington High Street, it offers easy access to top restaurants, retail, and green spaces—perfectly balancing work and lifestyle.



Floor	Size (sqft)	Passing Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 th Floor	8,254	£120.00	£19.65	£36.35	£1,452,704	£121,059



GEORGE MARMENT

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RACHEL STEAD

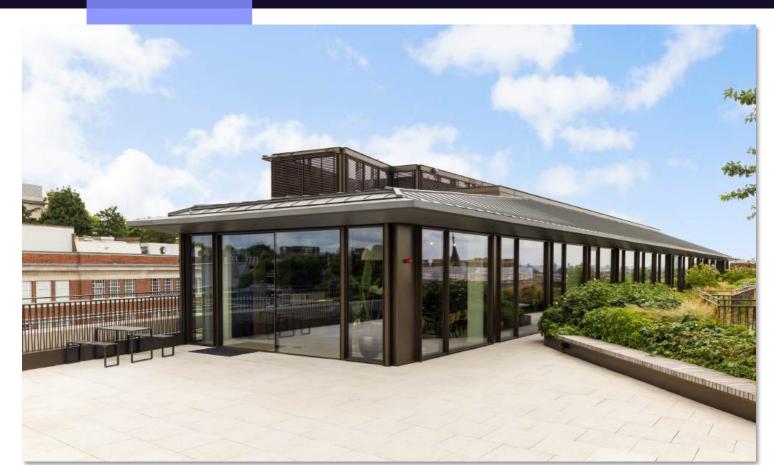
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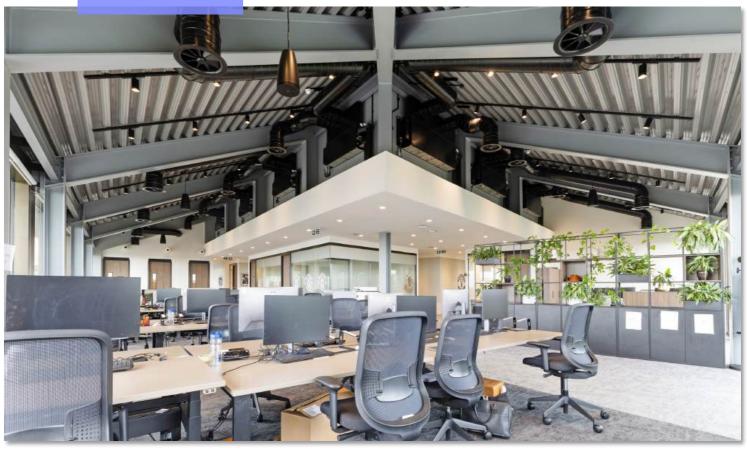


































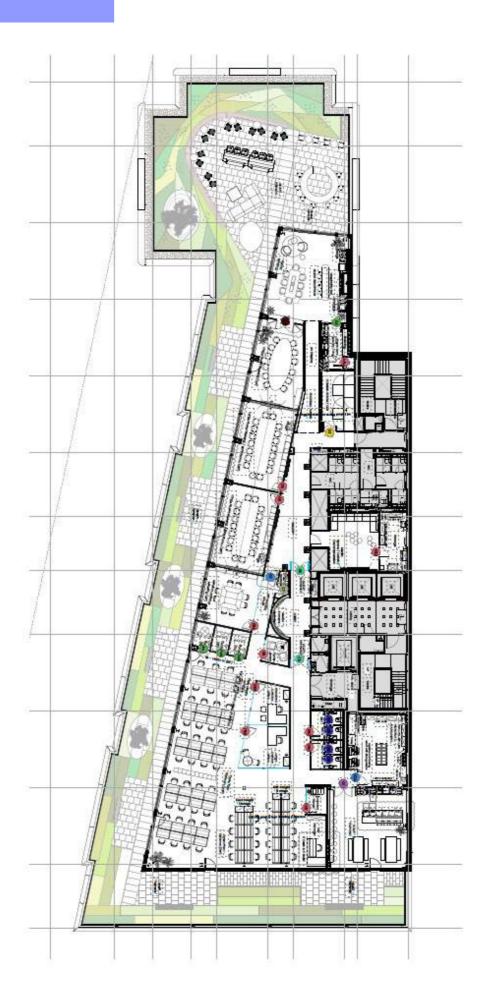














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