
BEAUMONT HOUSE

W14 8TS

KENSINGTON VILLAGE



CONTEMPORARY OFFICE SUITES TO LET
6,000 SQFT PART 2ND FLOOR & 10,000 SQFT PART 3RD FLOOR

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BEAUMONT HOUSE

KENSINGTON VILLAGE

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WI4 8TS

The estate provides a unique offering having the features of a business park and the geographic convenience of a central London location. The estate features a gymnasium with full time staff, restaurant and café and a large underground car park with abundant parking for cars, scooters and bicycles.

Beaumont House is an attractive converted warehouse building that was recently subjected to a comprehensive refurbishment of the reception and common parts.

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ACCOMMODATION

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The suites are situated on the 2nd & 3rd floors. The 2nd has been refurbished to provide open plan office space ready for the tenants fit out. The 3rd floor will become vacant summer 2012 and will be refurbished too. The floors benefits from excellent natural light throughout, with views across to the main square in the estate.

16 Car Parking spaces are included in the rent, 6 with the 2nd floor and 10 with the 3rd floor:



Typical floor plan



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LOCAL OCCUPIERS

Well known tenants on the estate include Universal Music, Zodiac, Publicis, Leo Burnett and CACI.

AMENITIES

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- Comfort cooling
 - 24 hour security
 - Raised Floor
 - WC's
 - 2 passenger lifts
 - On site restaurant
 - Café
 - Gym
 - 16 car parking spaces
 - Manned reception



LOCATION

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Kensington Village is well know business estate on Cromwell Road A4, West Kensington. It is centrally located in between West Kensington (District Line) and Earls Court (Piccadilly and District Lines) underground stations, 5 and 10 minutes walk respectively,

The estate also benefits from a Tesco Supermarket immediately next door and a number of other amenities as indicated on the location plan.

Department Stores

- 1 Marks & Spencer
- 2 Tesco

Restaurants

- 7 Antica Roma
- 8 Wagamama
- 9 Best Mengal
- 10 Pizza Express

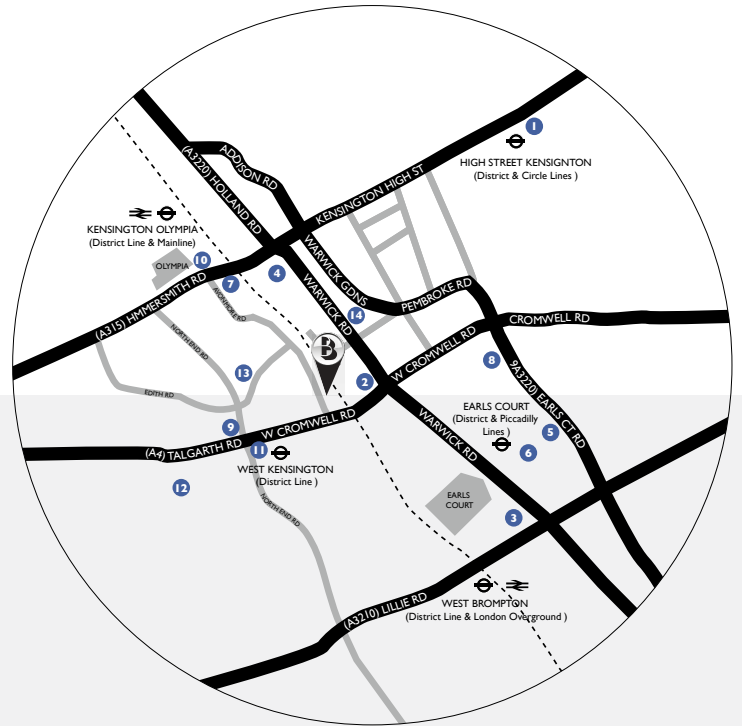
Hotels

- 3 Wembar Hotel
- 4 Kensington Hotel
- 5 Regency Court Hotel
- 6 Oxford Hotel

Pubs / Bars

- 11 Famous 3 Kings
- 12 The Curtains Up
- 13 Crescent Champagne Bar
- 14 The Warwick Arms

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TERMS & VIEWING

Upon application

Strictly by appointment through the owner's sole letting agents,

Mark Hickmott
020 7338 4234
mark.hickmott@bnpparibas.com

David Cuthbert
020 3130 6401
dcuthbert@hanovergreen.co.uk

Chris Valentine
020 7338 4322
chris.valentine@bnpparibas.com

Richard Zoers
020 3130 6414
rzoers@hanovergreen.co.uk



www.kensingtonvillage.co.uk Please visit our website
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