



Vernon Street & 10 Southcombe Street, West Kensington, W14 0RA

£19,500,000 Freehold



## Introducing Vernon Street & 10 Southcombe Street...

Occupying a prominent position moments from the newly transformed Olympia London, this remarkable freehold comprises two interconnected buildings: an award-winning contemporary office designed by renowned architect Terry Pawson and a beautifully restored Grade II listed former Edwardian Magistrates' Court.

Extending to approximately 23,887 sq ft (GIA), the property offers a unique combination of architectural distinction, character and flexibility, making it ideal for owner-occupiers, investors or those seeking future development potential, subject to the necessary consents.



## Welcome to West Kensington...

Combining heritage, contemporary design and an unrivalled location at the centre of one of West London's most exciting regeneration stories, 31 Vernon Street and 10 Southcombe Street represent a unique chance to acquire a landmark property with vacant possession.

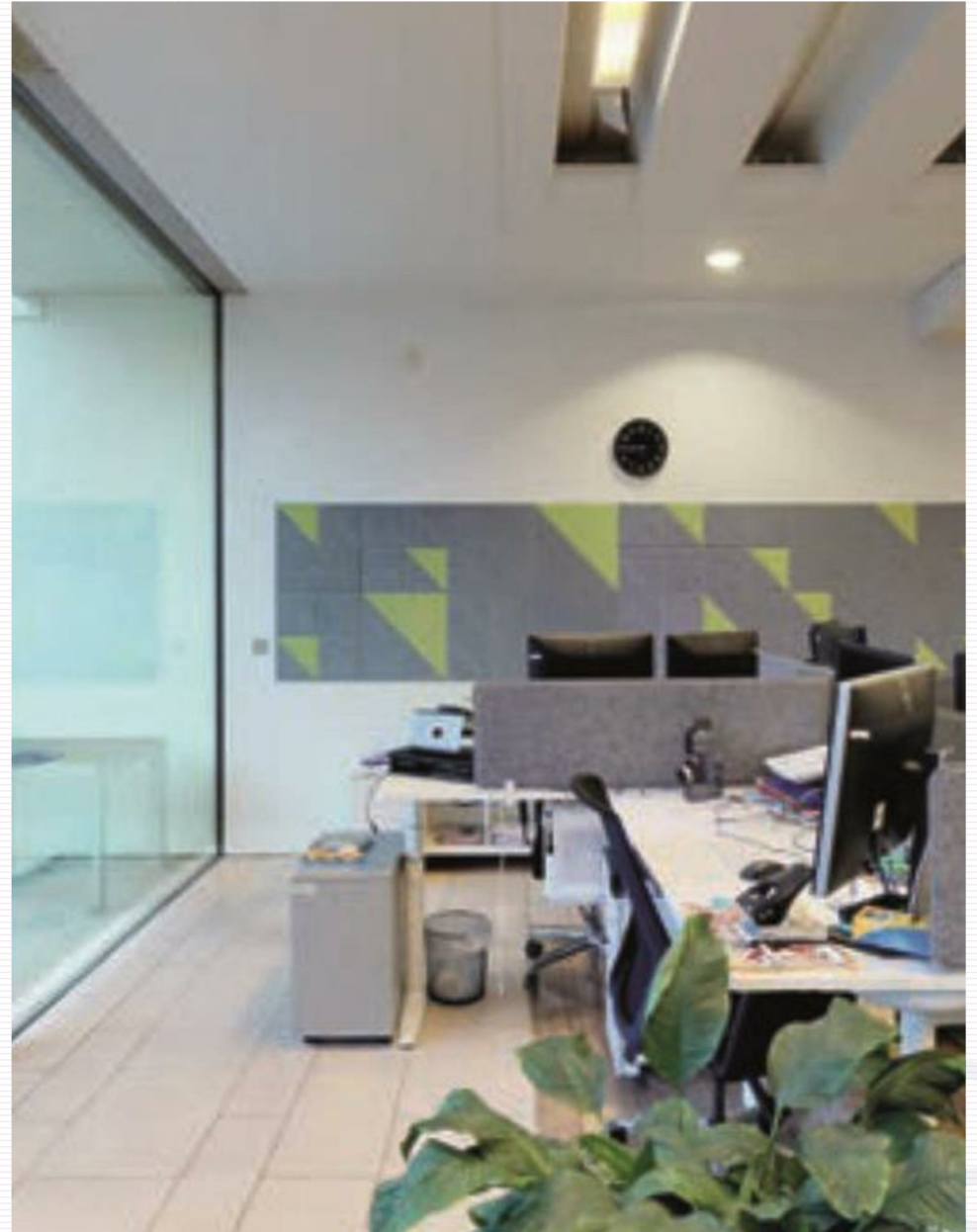
Situated within a short walk of Olympia, excellent transport links and an extensive range of amenities, this is a building capable of delivering an exceptional corporate headquarters, creative campus or future repositioning opportunity.

- Two interconnected self-contained buildings
- Strong repositioning and alternative use potential (STPP)
- To be sold with vacant possession
- A short walk to the new Olympia Kensington site & amenities
- Fitted workspace with meeting suites and breakout areas
- In an UK SPV
- Character period and contemporary architecture
- Excellent natural light throughout
- Secure courtyard environment



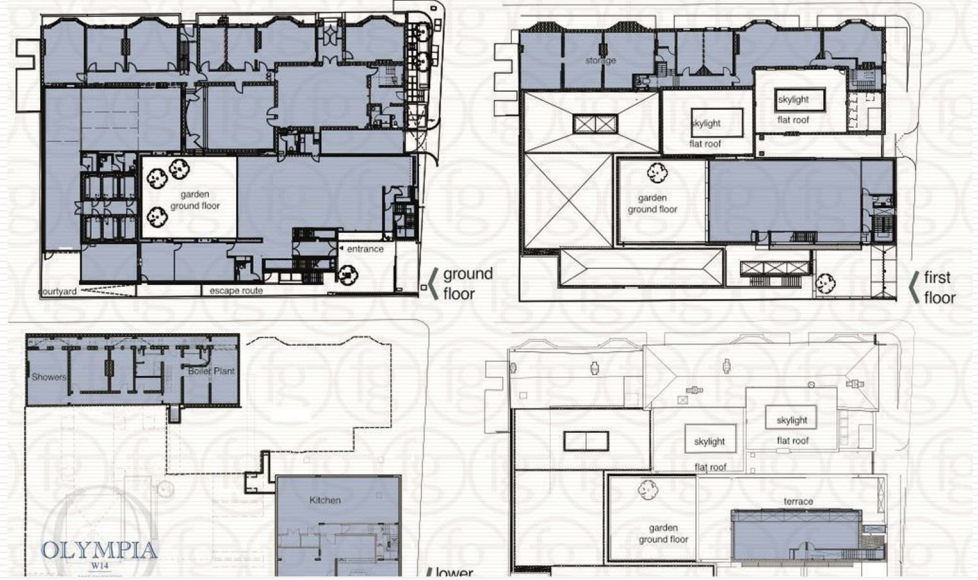


## Vernon Street & 10 Southcombe Street



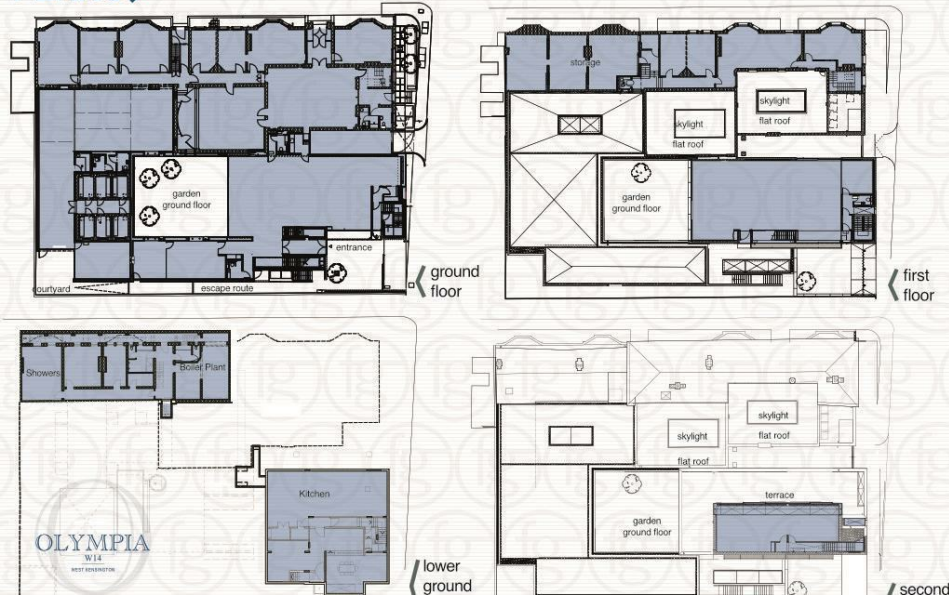


PLANS >





## PLANS >



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

| Energy Efficiency Rating                                                                                                                                                                                                      |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                      |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                       | Potential | Current                                                                                                                                                                                                                                                             | Potential |
|                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                     |           |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                     |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                           |           |

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.

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