

Daniel Watney

15 Holland Park Gardens, London W14

Striking period freehold building with development potential.



danielwatney.co.uk

Investment Summary

- A rare opportunity to acquire a highly attractive period property in Holland Park.
- Excellent transport links from Holland Park and Shepherd's Bush stations.
- Freehold.
- 9,308 sq ft (864.7 sq m) Net Internal Area of educational use.
- Suitable for a range of Social and Community uses or alternative uses (subject to permission).
- Offered with short term income for 18 months.
- Opportunity to add massing at the rear of the property.
- Offers are invited for the freehold interest, on an unconditional basis, subject to contract.



Location

Holland Park is internationally renowned as one of the most prestigious neighbourhoods in Central London.

Dating from the mid 19th Century, Holland Park lies to the west of Mayfair and the West End which are readily accessible by public transport.

The area is characterised by attractive Victorian townhouses, luxury hotels, restaurants, shops and cultural attractions. At its heart is Holland Park itself, which provides over 22 acres of green amenity. Holland Park Gardens is a prominent tree-lined street, typical of the area, linking Holland Park Avenue with High Street Kensington.

The immediate vicinity attracts a wide variety of companies, embassies, educational centres, TV studios. Notable local occupiers include Sony Music, Design Museum, Westfield, BBC, ITV and L'Oreal.

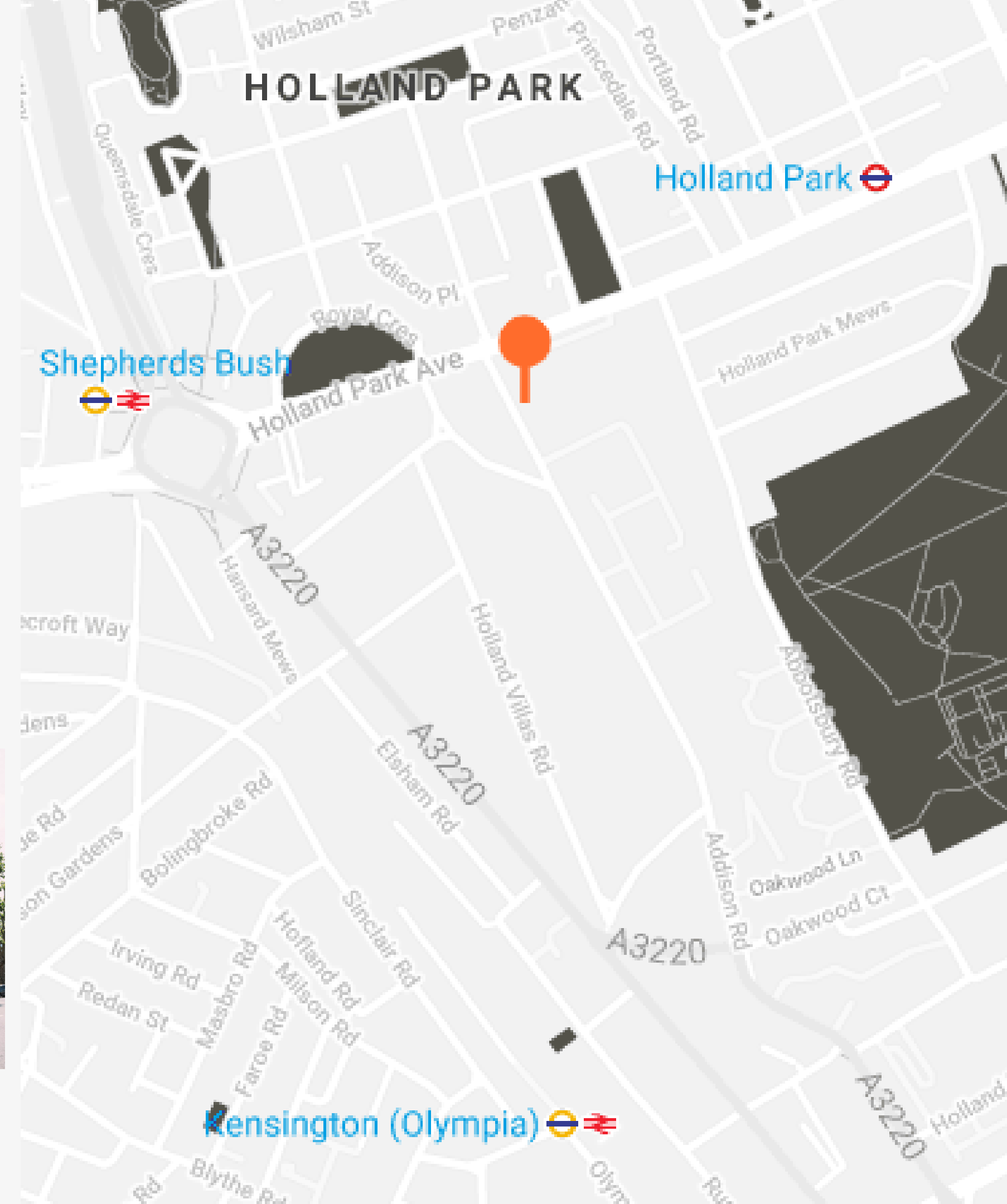


Situation

The property is prominently located on the western side of Holland Park Gardens, close to the junction with Holland Park Avenue.

Holland Park Gardens runs into Addison Road, together forming a key route linked Holland Park Avenue to the north with Kensington High Street to the South.

The site is broadly level and is bounded to the east by the Holland Park Lawn Tennis Club.



Connectivity

Holland Park is well served by public transport routes offering quick and easy access to destinations across Central London and further afield.

The property is located equidistant between Holland Park station and Shepherd's Bush station (both 7 mins walk).

Holland Park station offers Central line services with short travel times to the West End (7 mins) and the City (18mins). Shepherd's Bush station provides Central line and Overground line services.

Mainline national rail services can be accessed from Paddington Station, which is to the east.

There are numerous bus routes available from Holland Park Avenue to a range of Central London destinations.



Property Description

The property was originally built in the mid 19th Century and is timber frame construction with masonry walls and timber sash windows. The flank extension at ground and lower ground levels was added in the late 19th Century.

The property has a dedicated tiled reception area accessed from Holland Park Gardens, via an ornate stonework portico. The central core includes a period staircase providing access to all floors.

It currently provides 9,308 sq ft (864.7 sq m) high-quality F1 educational accommodation arranged over lower ground, ground and two upper floors. The floors have been cellularised to offer a mixture of teaching rooms and administrative offices. In addition, there is a single storey building accessed via the rear courtyard, which accommodates administrative offices.

There are numerous original period features throughout the building. At ground level, there is a large open area, currently used as a cafeteria, which leads out onto a generous paved terrace overlooking Holland Park Lawn Tennis Club. The levels of natural light are excellent throughout the property.



Landlord Specification

A summary of the landlord specification is set out below:

- Period features
- Carpeted and wood floors
- Perimeter trunking
- Plaster suspended ceilings with LED lighting
- Air conditioning
- Gas central heating
- Meeting rooms
- Fully fitted outbuilding
- Commercial kitchen
- Large restaurant
- Paved terrace
- Showers and WCs

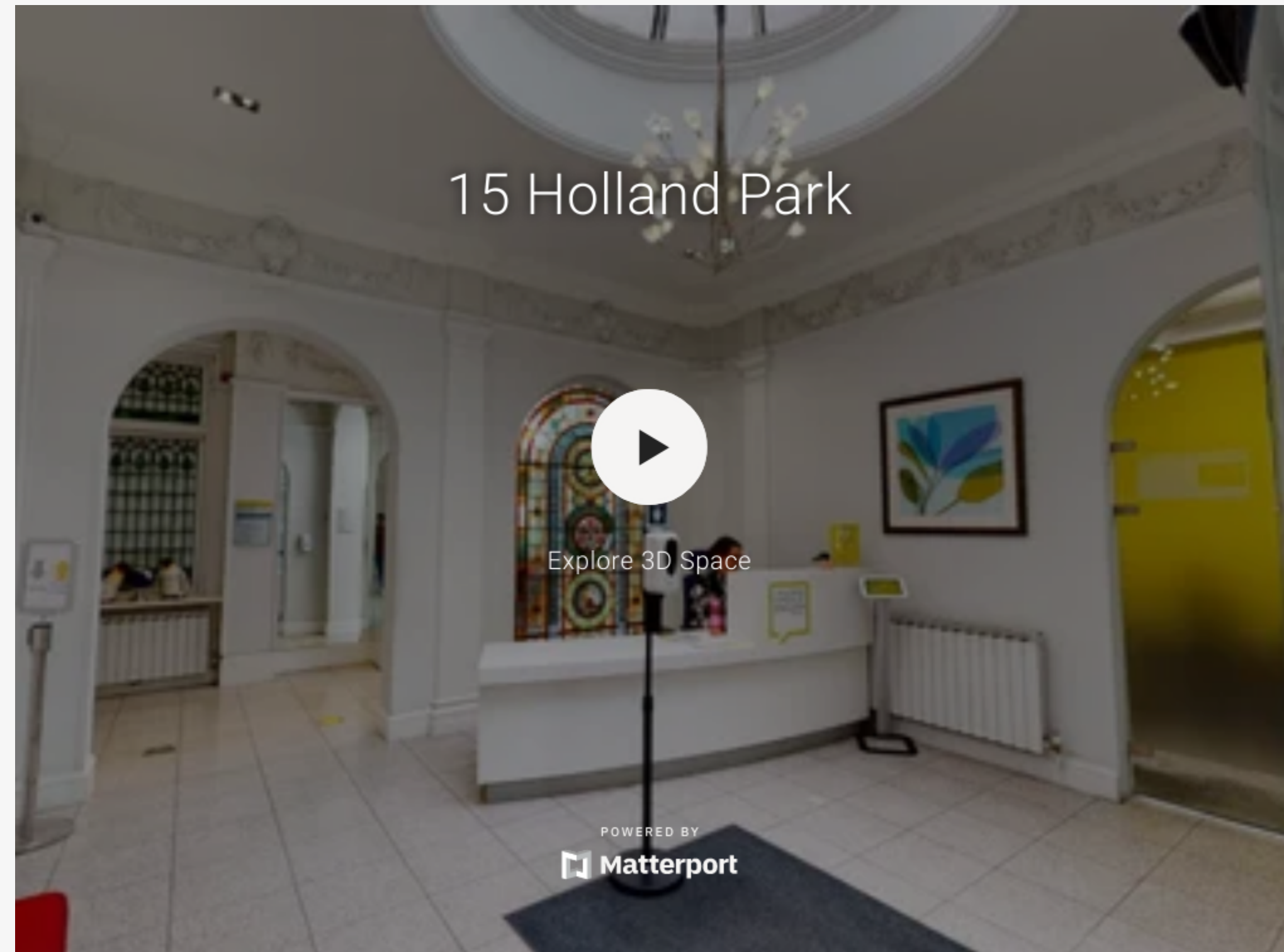


Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas.

Floor	NIA sq m	NIA sq ft	GIA sq m	GIA sq ft
2nd	136.0	1,464	154.3	1,661
1st	114.2	1,229	170.1	1,831
Ground	308.0	3,315	409.5	4,408
Reception	46.0	495	incl. above	incl. above
Lower Ground	260.5	2,804	341.4	3,675
TOTAL	864.7	9,308	1,075	11,575

The measured survey has been undertaken by Sterling Temple, a copy is available upon request and it is capable of being assigned and relied upon by the purchaser.

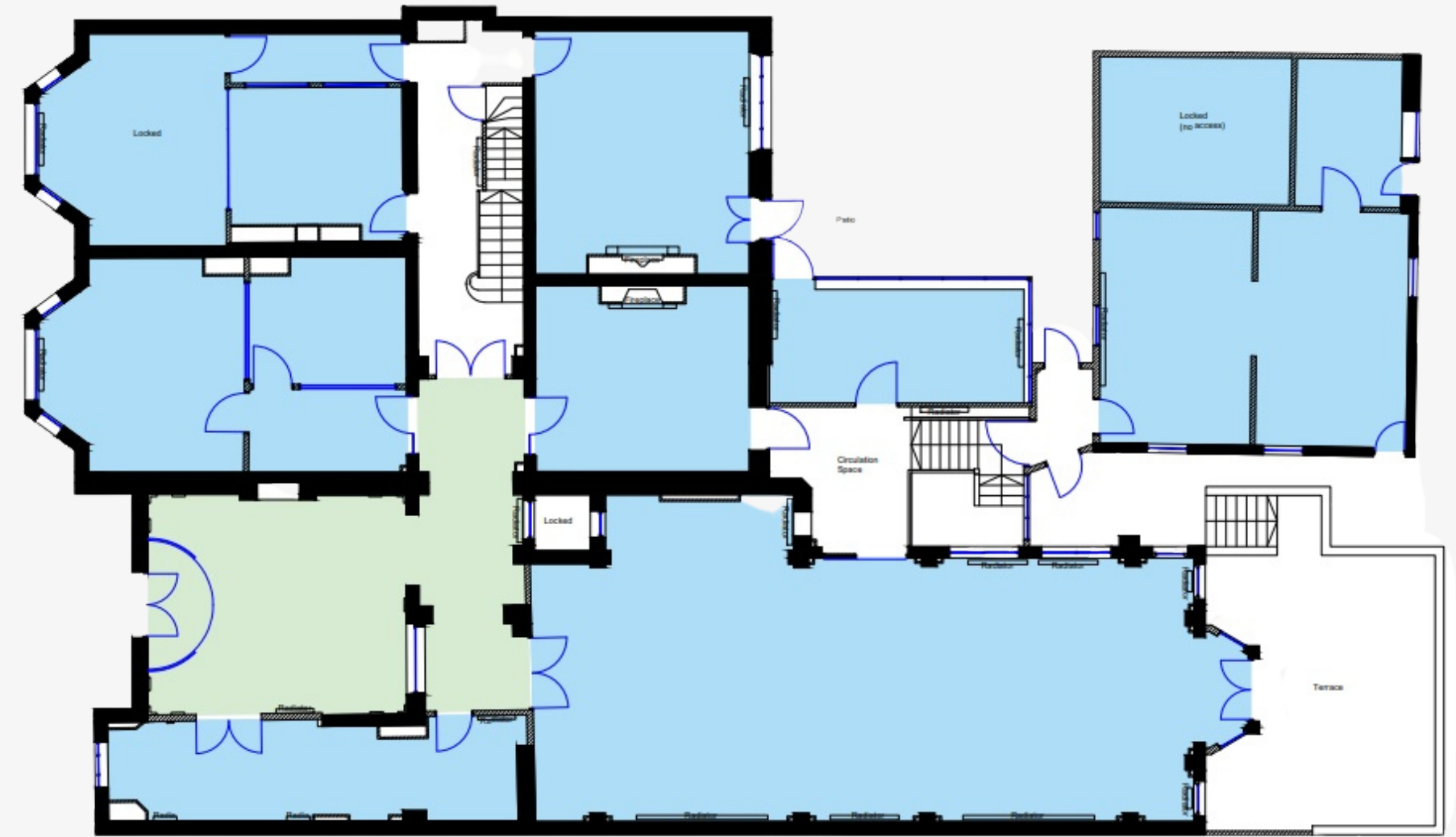


Existing Floor Plans

Lower Ground floor

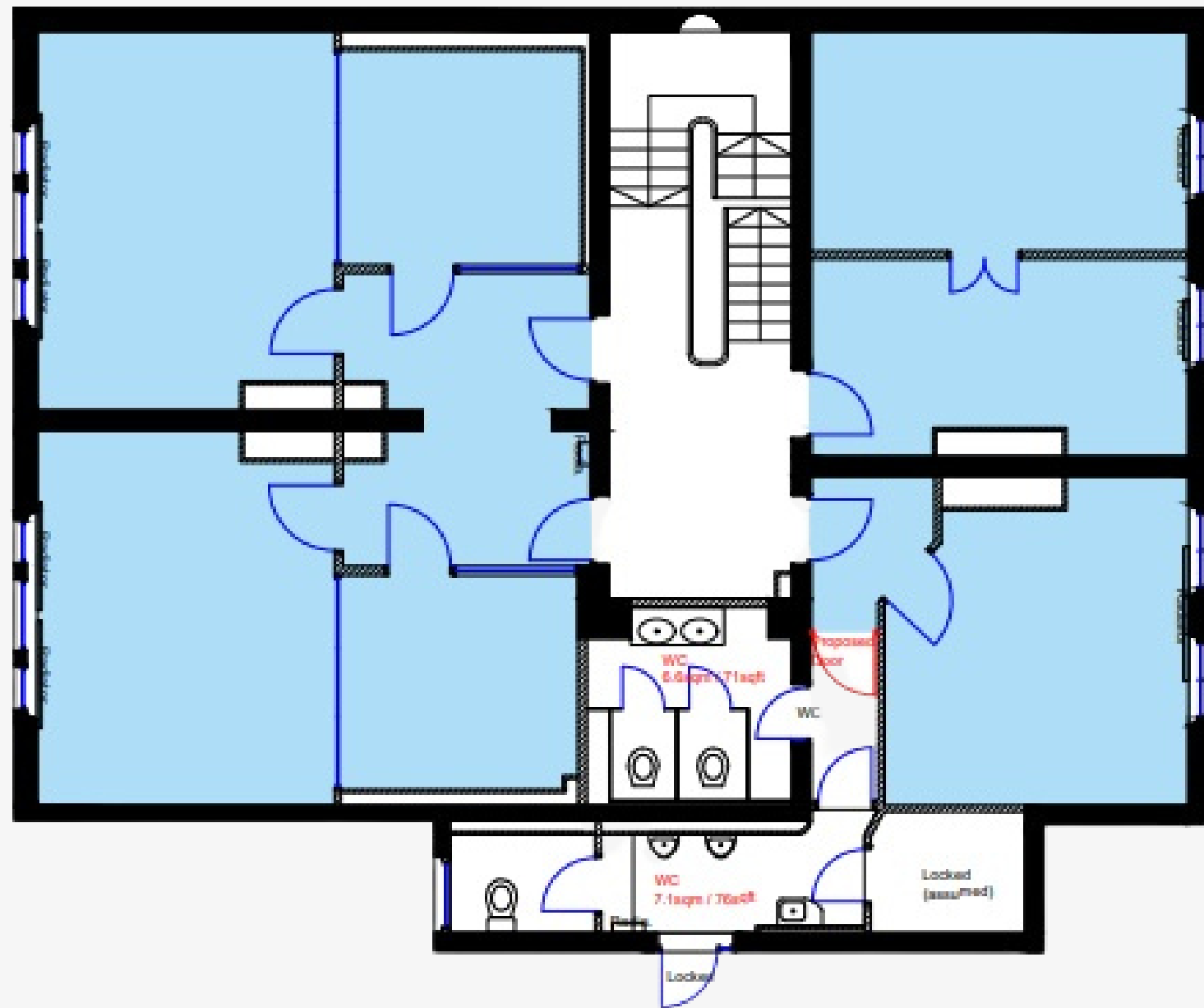


Ground floor

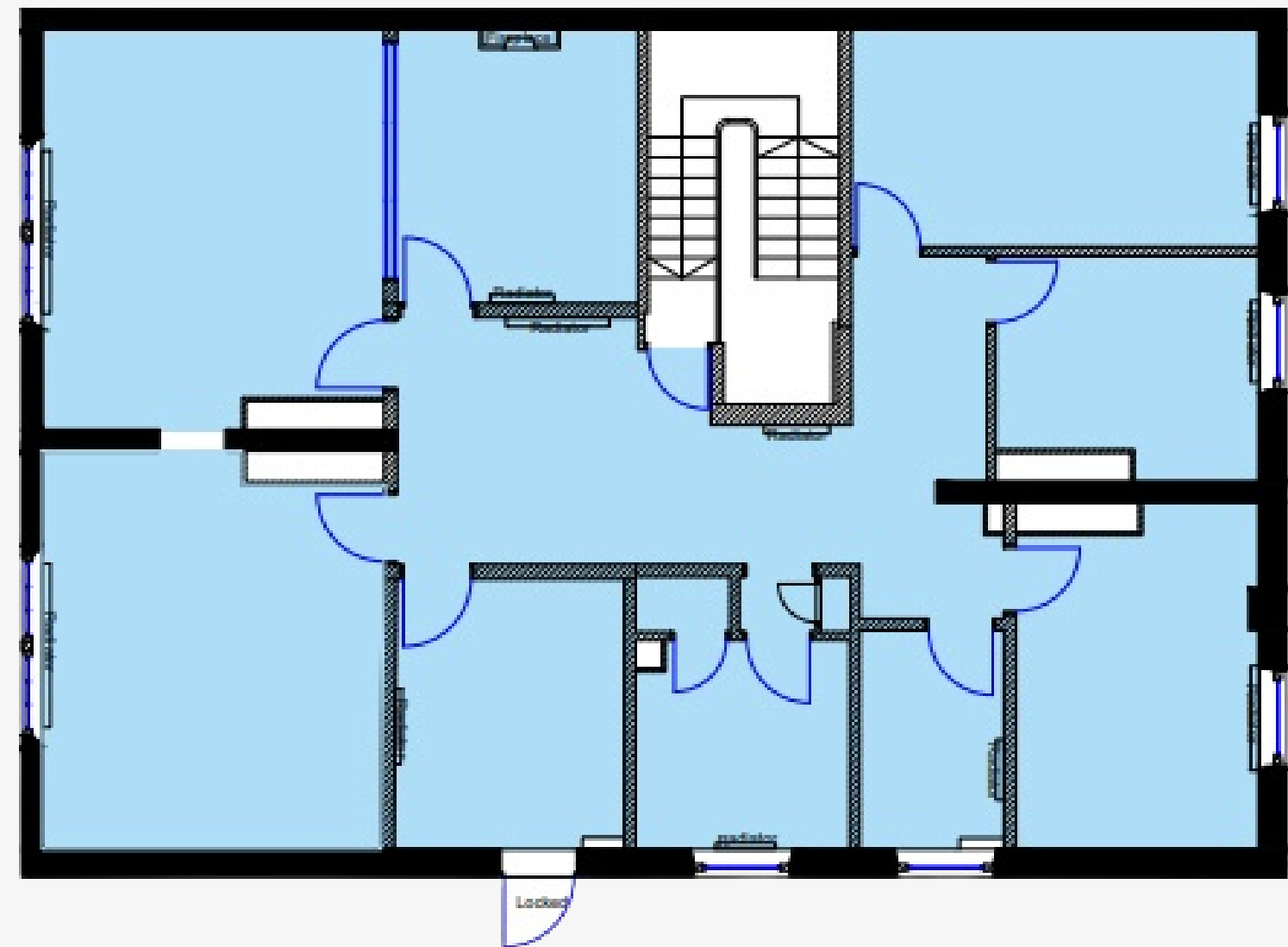


Existing Floor Plans

First floor



Second floor



Development Potential

Burgess Architects have undertaken a feasibility study outlining the site's development potential.

Two massing options have been designed, which introduce additional floorspace to the rear of the property resulting in c.330sqm of additional Gross Internal Area, subject to the necessary planning consents.

Further information is available upon request.

Option A sketches



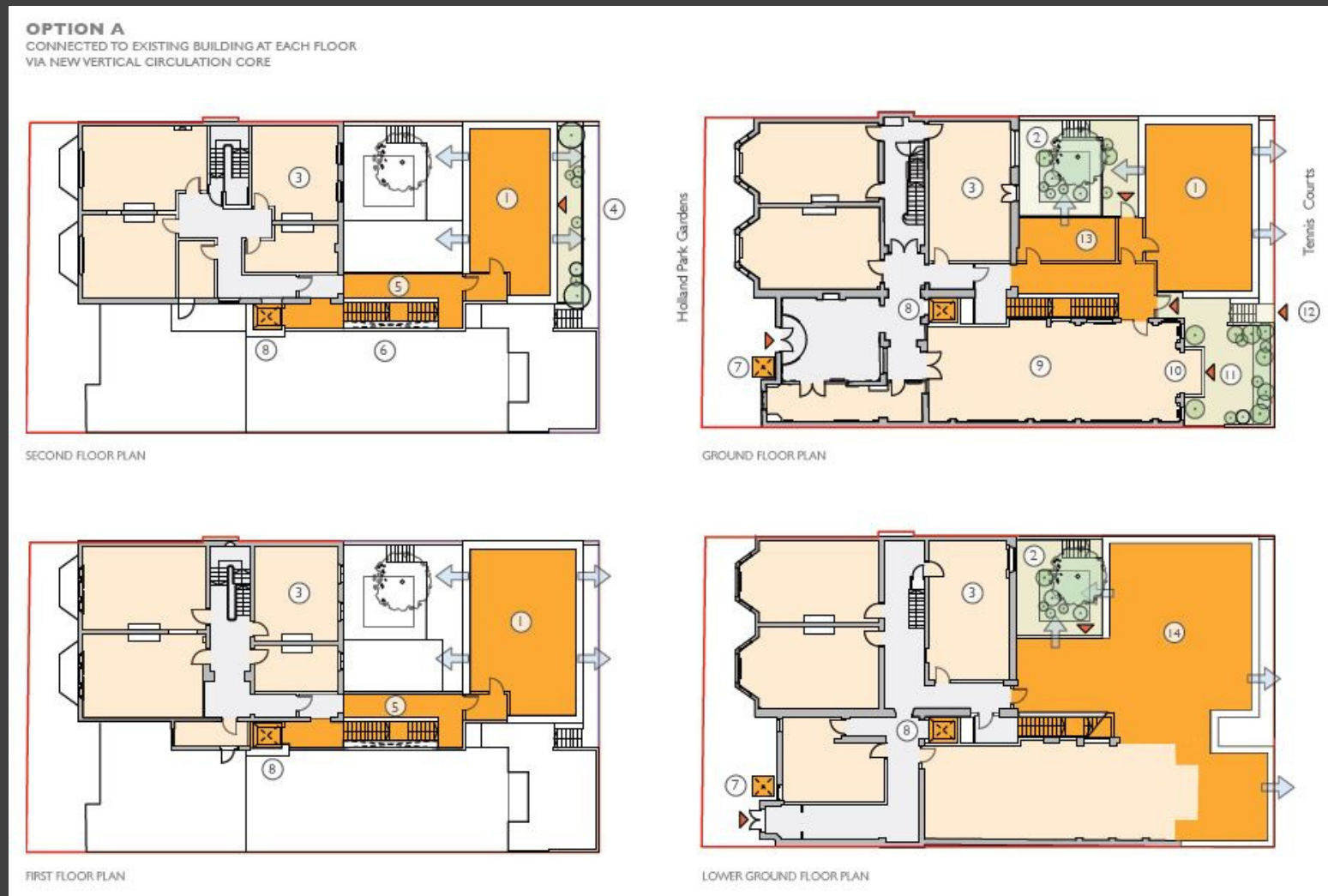
Existing rear facade



Development Potential

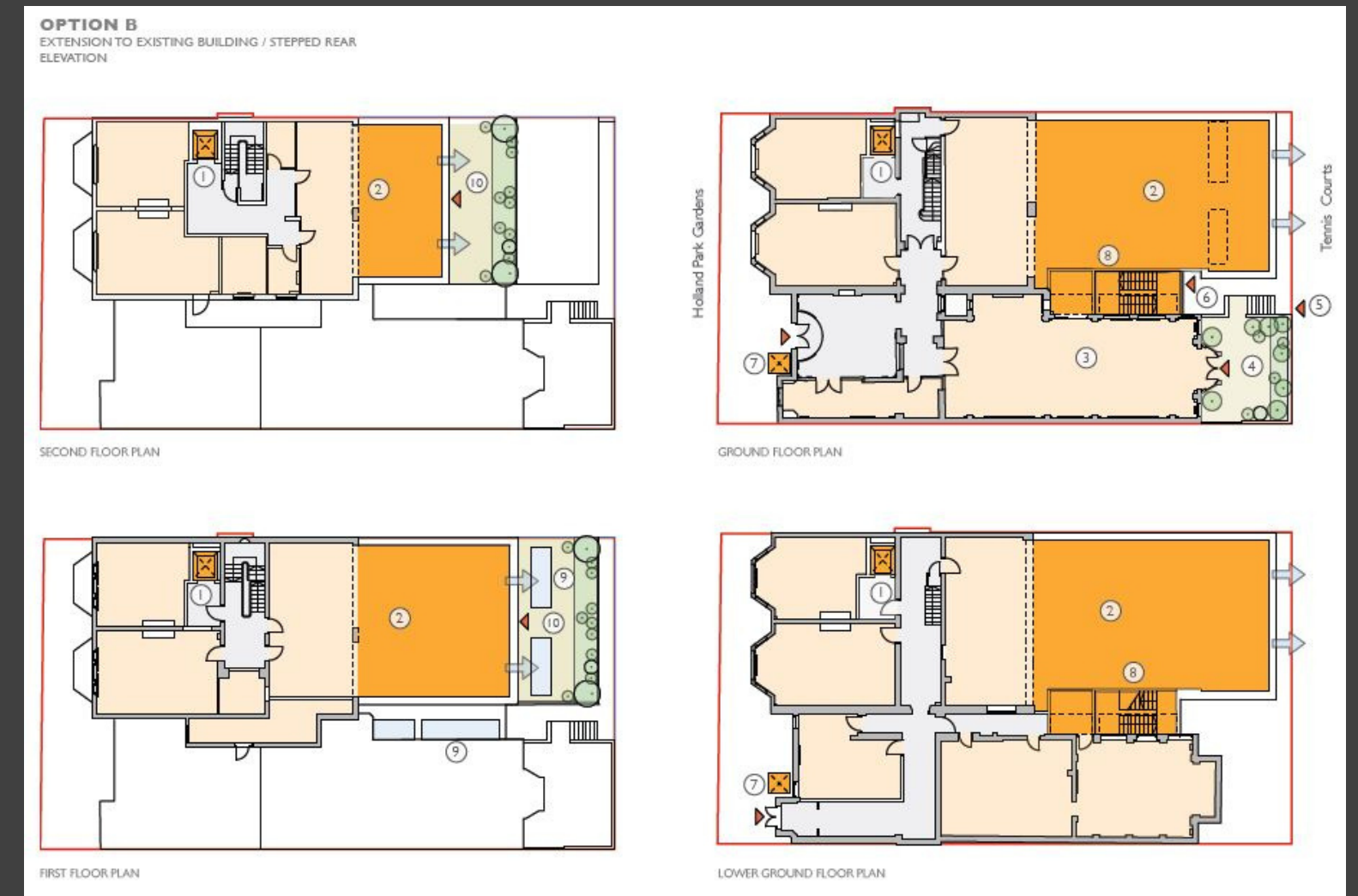
Option A plans

A freestanding building in the rear courtyard, connected to the existing building at every level. This design will deliver approximately 3,596 sq ft (334.1 sq m) of additional Gross Internal Area.



Option B plans

Extending the rear of the existing building, to create large open plan floors with terraces. This design will deliver approximately 3,573 sq ft (331.9 sq m) of additional Gross Internal Area.



Tenancy and Tenure

Tenancy

The property is let in its entirety to The London School of English and Foreign Languages Limited (Company No. 00522995) on full repairing and insuring terms.

The lease is for a term of 18 months, with a tenant option to extend the term for a further 6 months subject to 6 months written notice.

The rent is £250,000 per annum exclusive. The lease is granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.



Tenure

The property is held freehold under title number 108437 (outlined in red).

The total site area extends to approximately 0.06 ha (0.16 acres)



Further Information

Use

The existing use is educational/institutional use and is in Use Class F1(a).

Planning

The property is located within the Royal Borough of Kensington and Chelsea (RBKC). It is within the Holland Park Conservation Area but it is not listed.

VAT

The property has not been VAT elected.

EPC

The property has an EPC rating of D 80.

Dataroom

Access to the dataroom can be found [here](#).



Viewings and Contacts

Viewings

Viewings must be arranged directly with the Vendor's sole agents and will take place on selected dates. To arrange a viewing or for more information please contact:

Contacts

Richard Garner

Partner

E: rgarner@danielwatney.co.uk

M: 07775 806335

James Frost

Partner

E: jfrost@danielwatney.co.uk

M: 07514 934455

Patrick Clark

Surveyor

E: pclark@danielwatney.co.uk

M: 07768 096991

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