

Development
opportunity

Subject to planning consent



OLYMPIA

W14

WEST KENSINGTON



Offering in excess of

23,000 sq ft

gross internal space



FOR
SALE



31 VERNON
STREET
OLYMPIA LONDON
W14 0RN



Fuller Gilbert
commercial
property sales & lettings

A unique site including
10 Southcombe Street,
a former court house



FOR
SALE

< SUMMARY

31 Vernon Street & 10 Southcombe Street

- GuidePrice £19.5 million
- 2 interconnected buildings
- A rare opportunity for owner occupiers or development potential (subject to planning)
- To be sold with vacant possession
- A short walk to the new Olympia Kensington site & amenities



ARCHITECTURALLY
STRIKING





OLYMPIA

W14

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DESCRIPTION

This distinctive self-contained building designed by the noted 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 majority of the accommodation being on the ground and first floors.

31 VERNON STREET

31 Vernon Street is a more recent architectural addition to the property in the shape of a distinctive three storey block, extending upwards as a smooth volume from the pavement line to create a striking building designed by noted architect, Terry Pawson and completed in 2005.

Approached via a gated courtyard and parking area, the new building is of a Modernist style, featuring a striking white composite stone facade, clean lines and a bright, almost Mediterranean, aesthetic.

In the large central courtyard, the Mediterranean feel has been continued with a large mature olive tree.

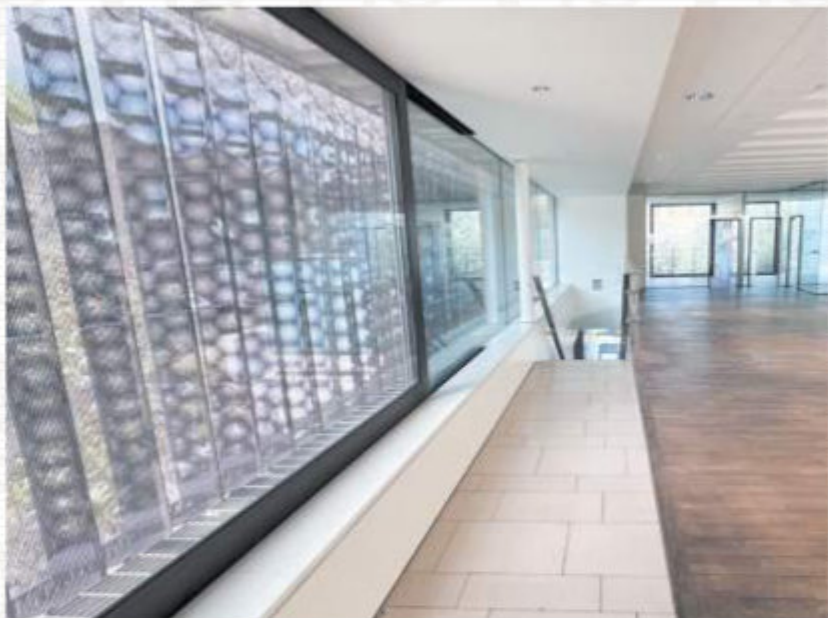
OLYMPIA

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VERNON >



10 SOUTHCOMBE STREET

This Grade II listed property was built in 1914 by renowned architect John Dixon Butler in the Queen Anne style. The original building, which was used as a courthouse, has been carefully renovated and restored to retain the detailing whilst incorporating a contemporary workspace aesthetic.

On entering, visitors experience the grandeur of the historic building. High ceilings and large spacious rooms hint at the original use, while natural light floods in from above via the existing roof lanterns. Necessary additions for today's office environment are discreet, creating a dynamic headquarter office with character.



SOUTHCOMBE >



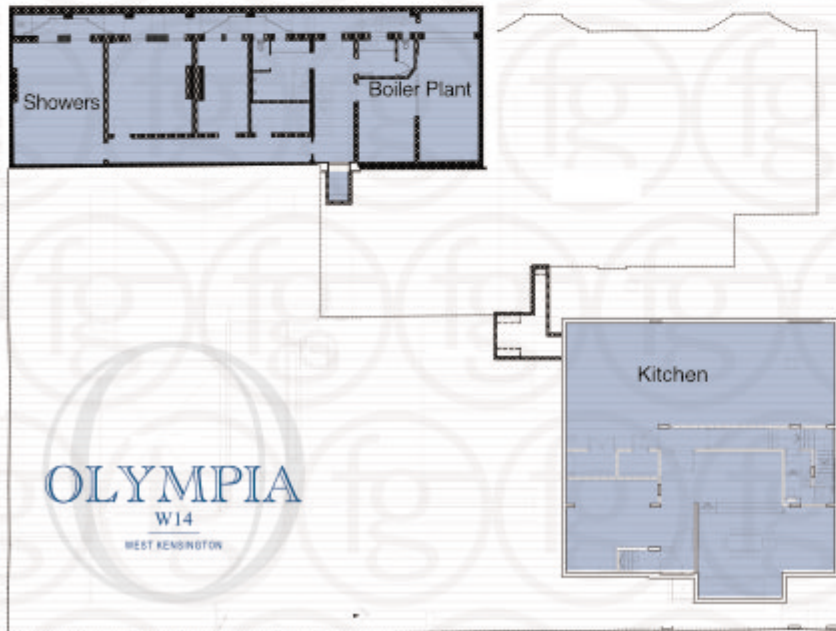
PLANS >



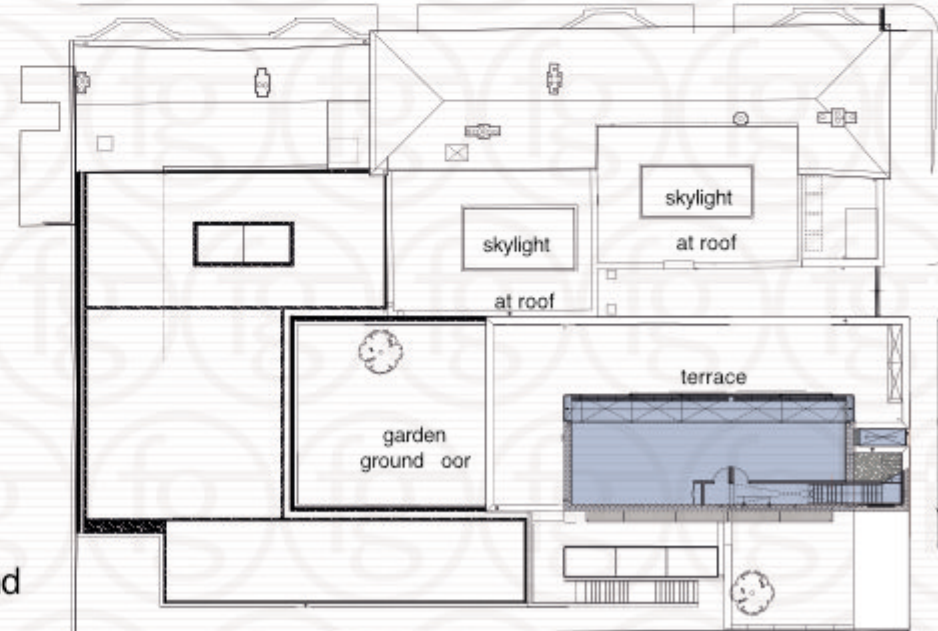
ground
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lower
ground
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second
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OLYMPIA
W14
WEST KENSINGTON

ACCOMMODATION >

ACCOMMODATION

10 SOUTHCOMBE ST + 31 VERNON ST

FLOORS	Gross Internal SQ FT	Gross Internal SQM	Net Internal SQ FT	Net Internal SQM
2ND	1,080	100.4	842	78.3
1ST	6,365	591.4	5,366	498.5
GROUND	12,052	1,119.7	9,559	888.1
L GROUND	4,390	407.8	1,690	157.1
TOTALS	23,887	2,219.3	17,457	1,622

Above are approximate areas scaled off plans.

TITLE PLAN



Original holding cells remain



OLYMPIA
W14
WEST KENSINGTON

LOCAL AREA

OLYMPIA LONDON

KENSINGTON
OLYMPIA STATION



VERNON & SOUTHCOMBE

THE NEW OLYMPIA LONDON

A £1.3 billion transformation that
formerly opened in 2026

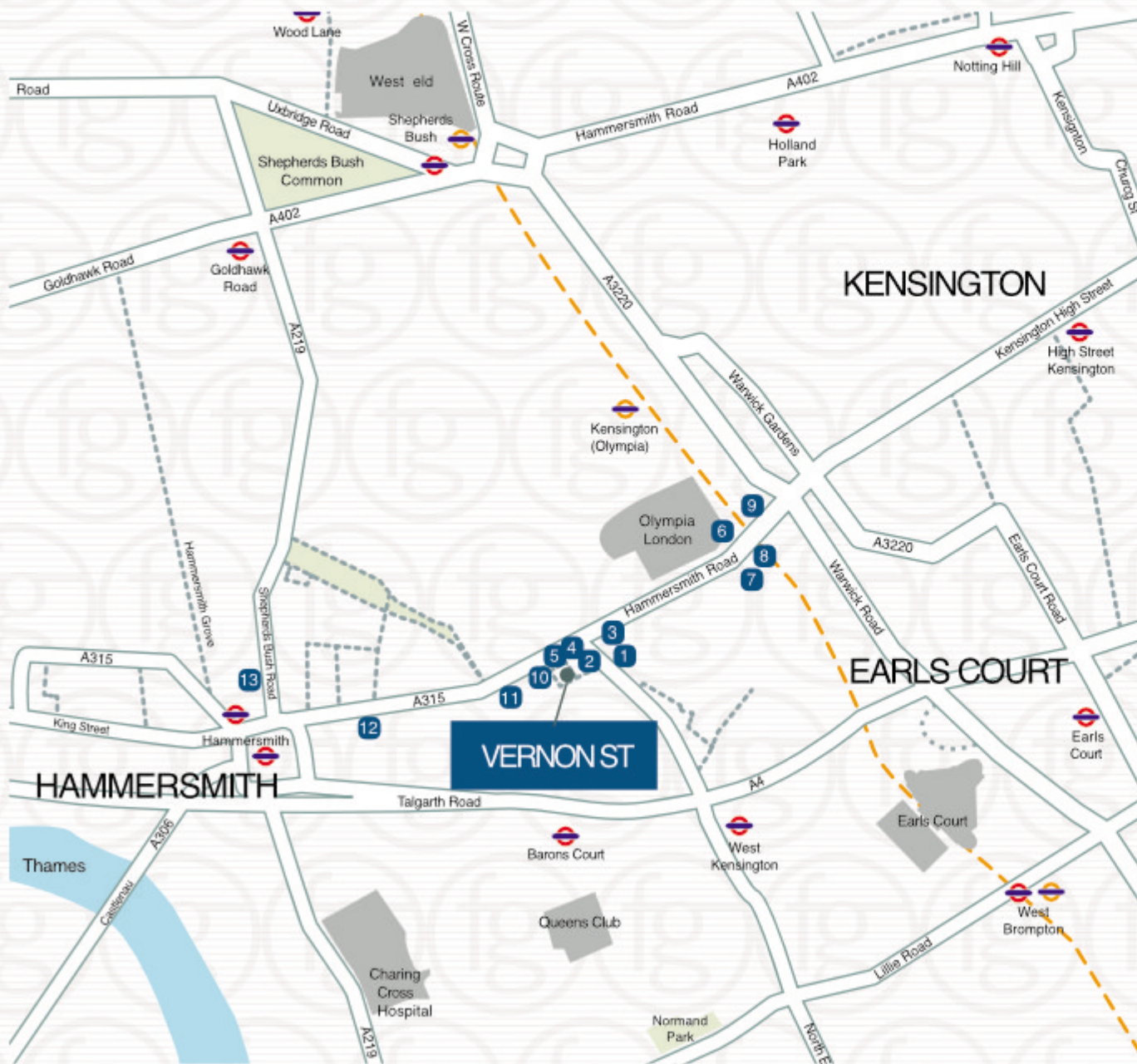


OLYMPIA

The iconic 130 plus year-old Olympia London site has evolved into an arts, entertainment, events and creative business quarter. The 14-acre site includes:

- 1,575 seat theatre (completing 2027)
- 4,000 capacity live music hall
- 4 major exhibition halls 26,000 Person capacity
- 2 globally renowned international lifestyle hotels
- 550,000 sq ft of incredible offices with state of the art amenities
- 2.5 acres of new public realm 100,000 sq ft of restaurants, bars and eateries

LOCATION >



TRANSPORT

31 Vernon Street and 10 Southcombe Street are situated a short walk from:

Barons Court - 8 min walk (District Line)

West Kensington - 8 min walk (District and Piccadilly Lines)

Kensington Olympia - 9 minute walk (London Overground and National Rail Services) rails service to Clapham Junction, Shepherd's Bush and Stratford North London

Hammersmith - 13 minute walk (District, Circle, Piccadilly and Hammersmith & City Lines).

AMENITIES



3. Tesco Express



5. Pret a Manger
7. Cafe Del Mundo



1. The Cumberland Arms
10. The Albion Pub
6. Pizza Express



4. The F45
12. Virgin Active
13. Pure Gym



8. Hand & Flower
9. Hilton London Olympia
11. St Pauls Hotel



2. Post Office Olympia

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