

PILCHER ● LONDON

bespoke commercial property consultants

**the coach works,
2 munden street,
london, w14**

for rent / lease terms by
arrangement

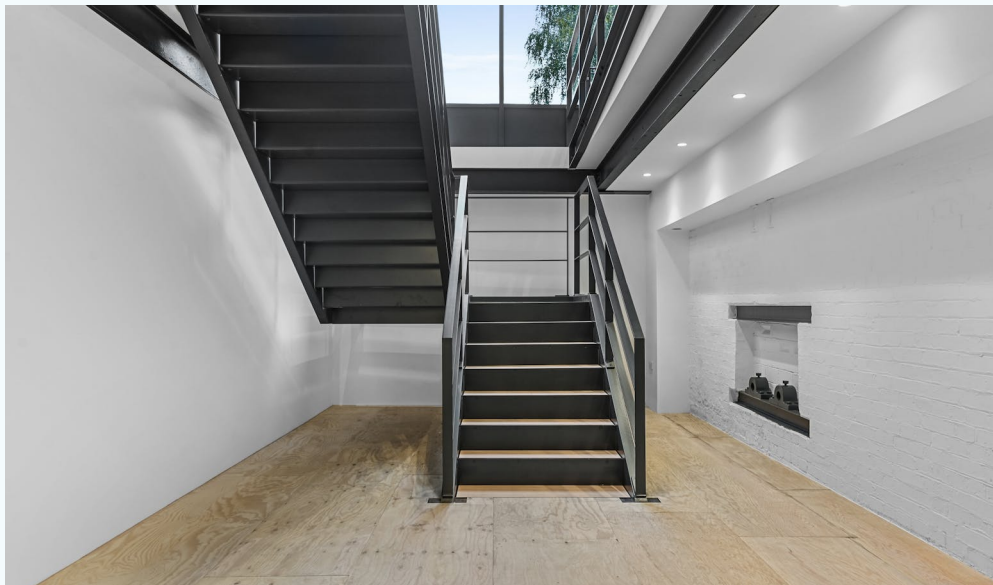
4,660 sq ft

stylishly refurbished self-
contained e class office building,
full of charm, character and light.



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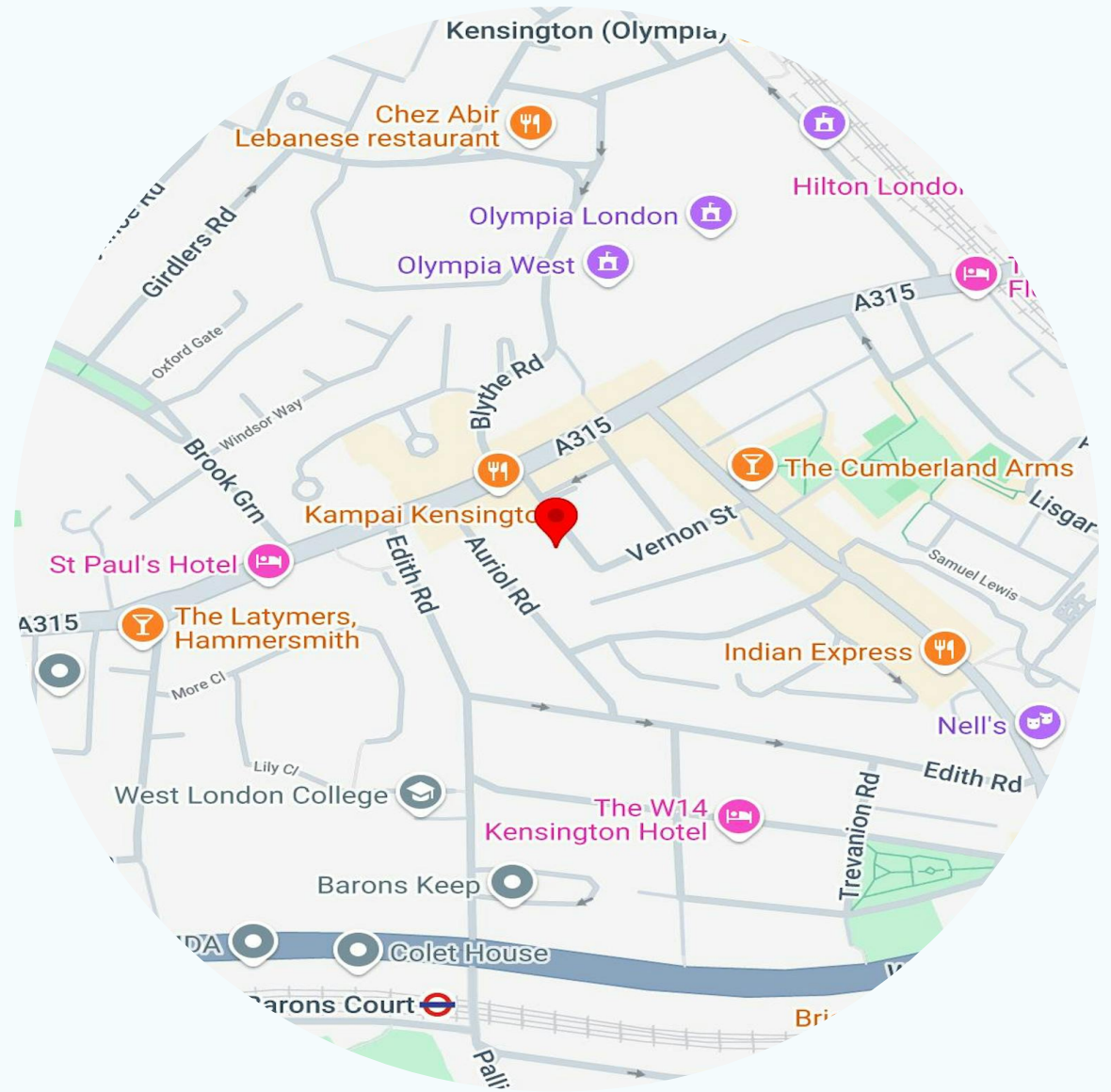
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about

located off kensington high street and around the corner from olympia where the acclaimed architect thomas heatherwick has created a commercial masterpiece incorporate west london's finest new theatre in some 75 years. close by stations include olympia (overground & district line), barons court (picadilly and district line), or hammersmith (district, circle and hammersmith & city).

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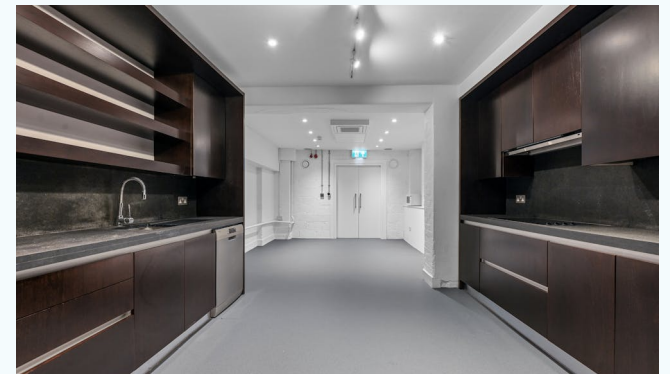
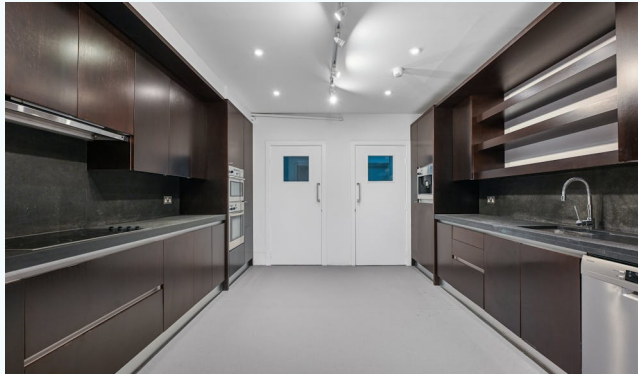
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
lower ground	2,400	222.97	available
ground	1,216	112.97	available
1st	1,044	96.99	available
total	4,660	432.93	

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amenities

- self-contained building
- good natural light
- sky lights
- solar panels
- stylish metal staircase
- exposed beams and retained feature
- platform lift
- air conditioning
- showers and bike storage
- fully fitted kitchenette

financials

rent	£245,000 per annum
rates payable	£10 per sq ft
service charge	n/a

legal fees

each party to bear their own costs

vat

applicable

lease

new lease

possession

available immediately

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JOINT
AGENTS

Simon Kibble

020 8748 1200 | 07774 646393
skibble@frostmeadowcroft.com

Tristan David

020 8748 1200 | 07789347999
tdavid@frostmeadowcroft.com

viewings & more information

james faustino

020 7399 8610 | 07834 789 346
jamesfaustino@pilcher.london

simon rinder

020 7399 8611 | 07734 488 286
simonrinder@pilcher.london