

THE UNIVERSAL BUILDING

364 - 366 KENSINGTON HIGH STREET
LONDON W14 8NS

OFFICES TO LET

FROM 1,500 -
35,000 SQ FT



A MODERN WORKSPACE IN THE HEART OF KENSINGTON



The Universal Building offers contemporary, high-quality office accommodation in one of London's most established and best-connected neighbourhoods. Set just moments from High Street Kensington and a short walk from the revitalised Olympia district, the building combines strong technical specification with a creative, energetic local scene.

Designed to support flexible, modern working,
The Universal Building is ideally suited to occupiers seeking well-connected space with character.

— THE —
**UNIVERSAL
BUILDING**
—



MODERN, FLEXIBLE,
AND READY TO WORK

The Universal Building is a modern office building offering efficient floorplates, excellent natural light, and a specification that meets the demands of today's occupiers. The building has been designed to provide adaptable workspace, allowing businesses to configure

space to suit their operational and creative needs. Clean architectural lines and contemporary finishes create a professional yet understated environment, while generous glazing ensures bright, productive interiors throughout the working day.







A specification which supports both creative and corporate occupiers, offering a balance of functionality, comfort, and visual appeal.

SPECIFICATION



GUARANTEED
100MBPS
CONNECTION



NEWLY
REFURBISHED



AIR
CONDITIONING



MANNED
RECEPTION



SUSPENDED
CEILINGS



RAISED
FLOORS



LOADING
BAY



LARGE DOUBLE
HEIGHT
RECEPTION



3 PASSENGER
LIFTS



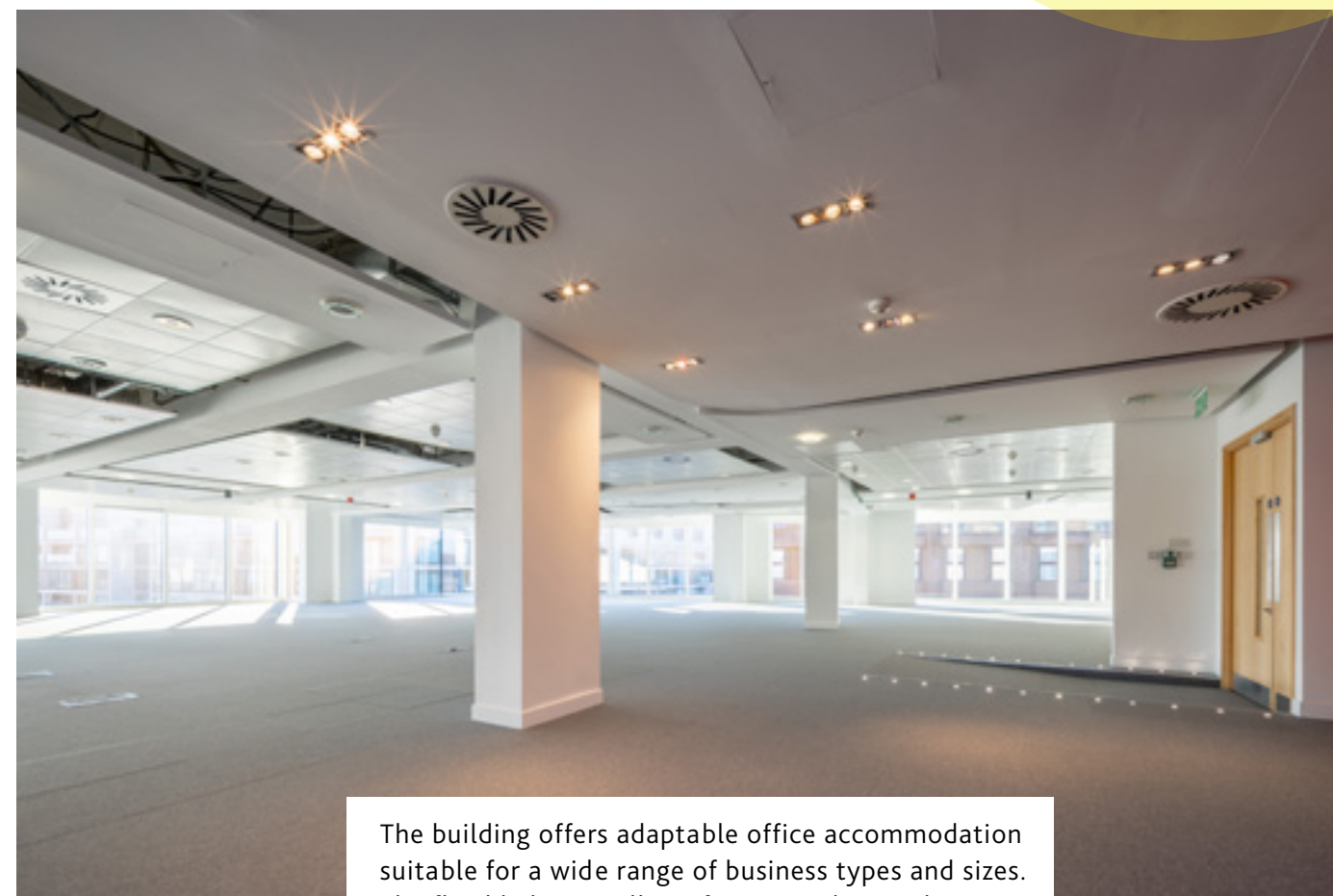
ROOF
TERRACE



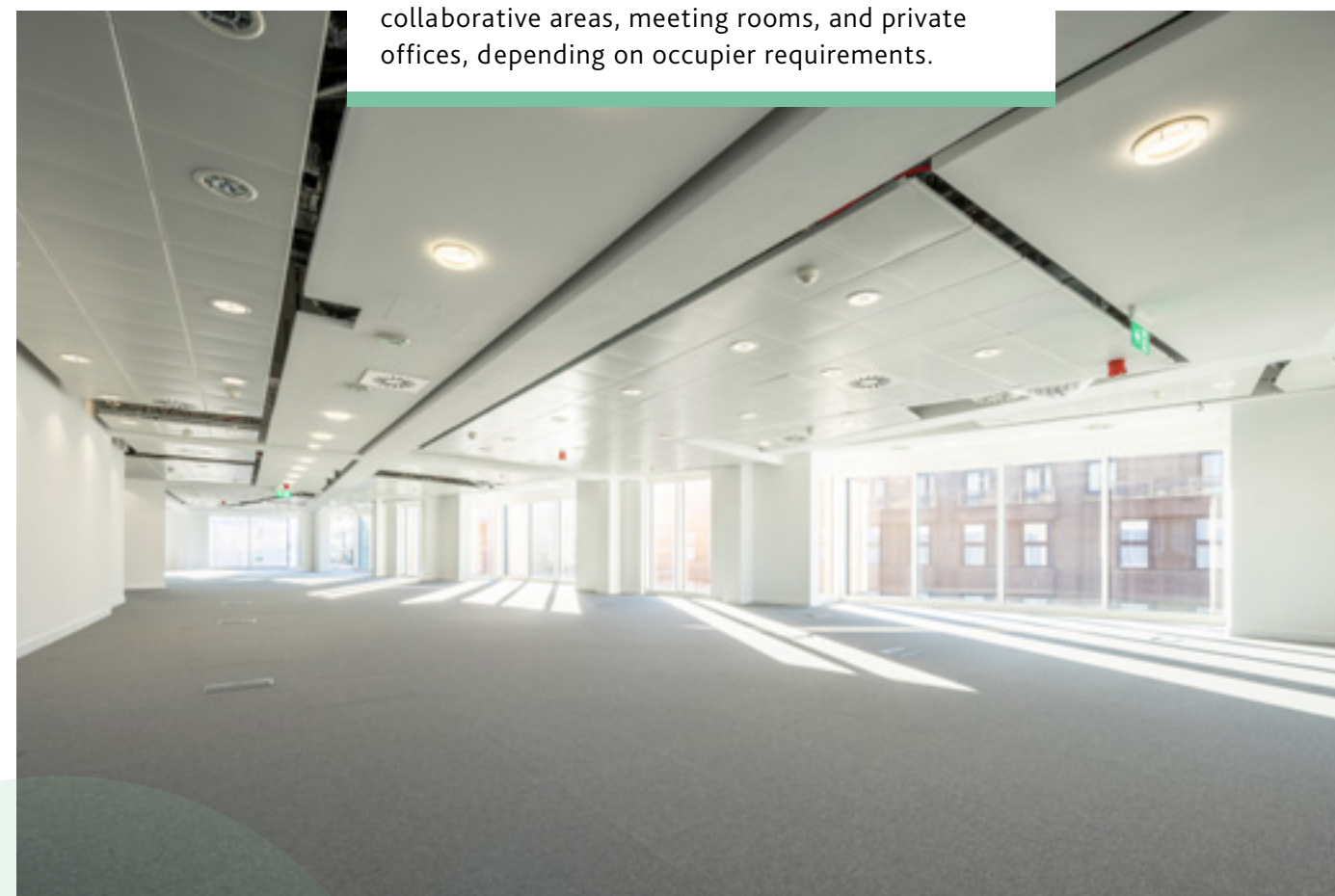
6 CAR PARKING
SPACES



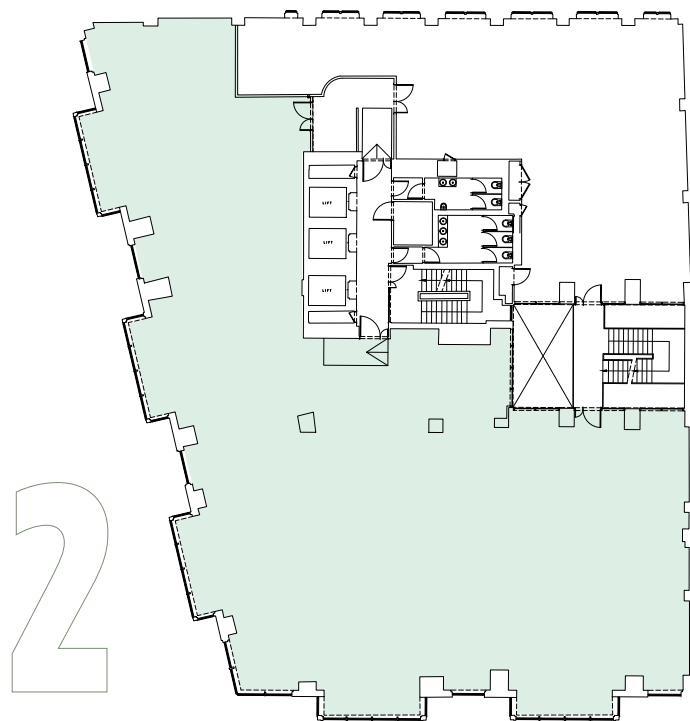
BIKE RACKS &
SHOWERS



The building offers adaptable office accommodation suitable for a wide range of business types and sizes. The flexible layout allows for open-plan working, collaborative areas, meeting rooms, and private offices, depending on occupier requirements.

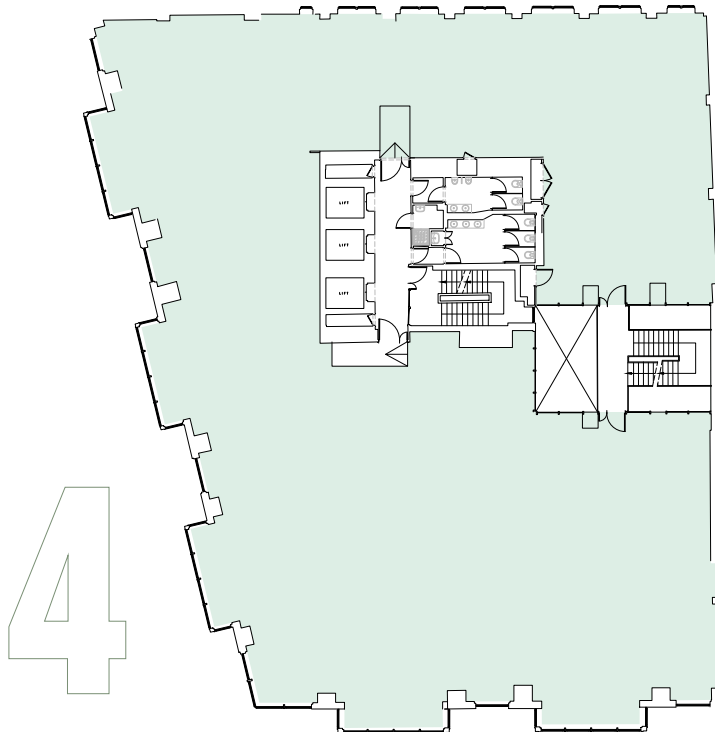


SECOND FLOOR



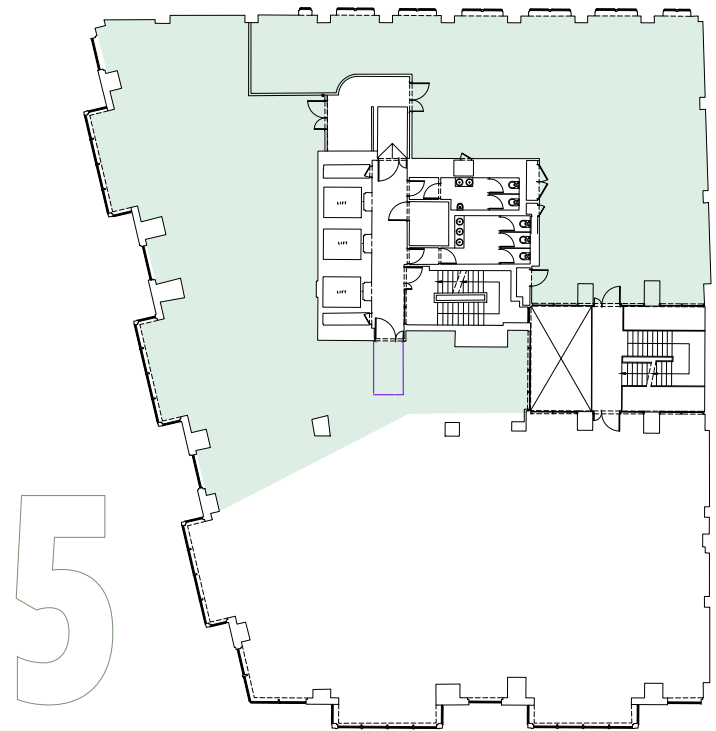
KENSINGTON HIGH STREET

FOURTH FLOOR



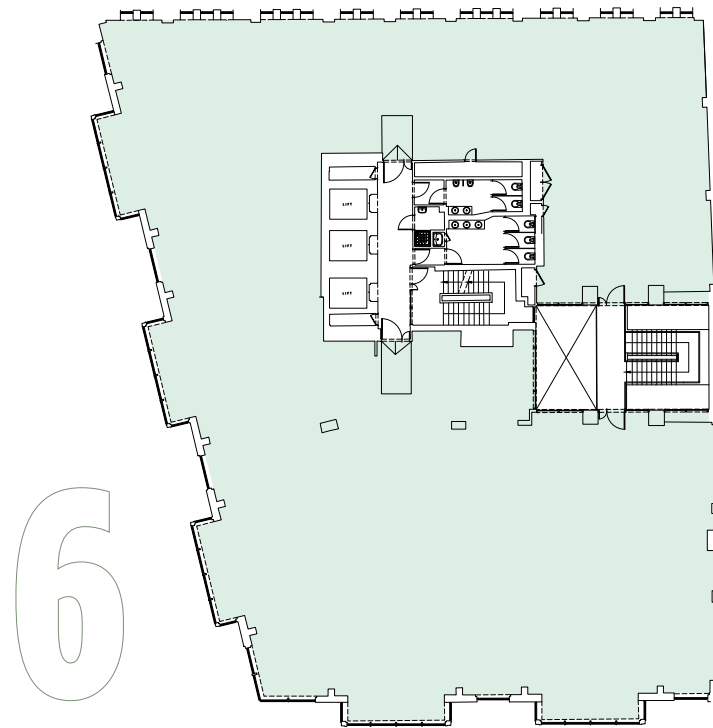
KENSINGTON HIGH STREET

FIFTH FLOOR



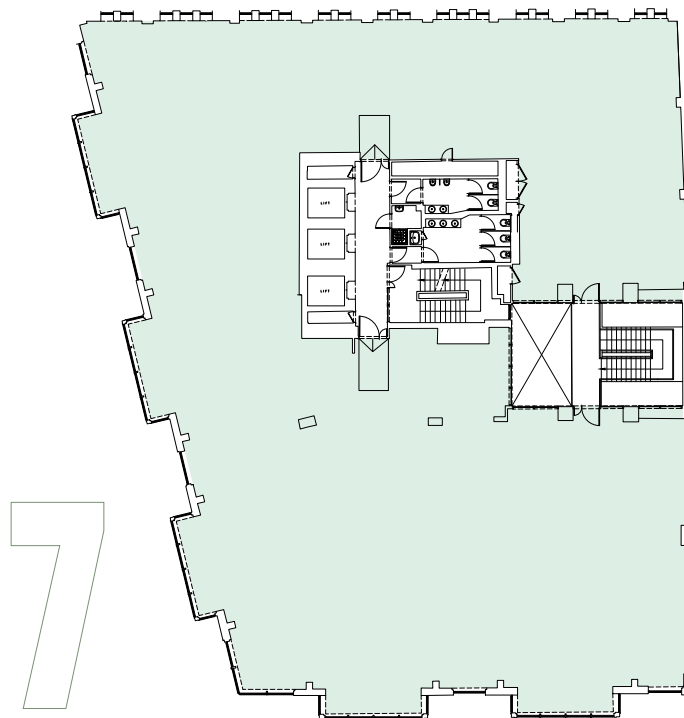
KENSINGTON HIGH STREET

SIXTH FLOOR



KENSINGTON HIGH STREET

SEVENTH FLOOR



KENSINGTON HIGH STREET

ACCOMMODATION

FLOOR	SQ M	SQ FT
BASEMENT	133	1,435
SECOND	577	6,218
FOURTH	805	8,667
FIFTH	414	4,464
SIXTH	793	8,539
SEVENTH	519	5,593
TOTAL	3,244	34,916

AVAILABLE AREAS



HIGH STREET KENSINGTON

Positioned in the heart of Kensington, The Universal Building benefits from a prestigious West London address combined with excellent connectivity. High Street Kensington is a well-established commercial & retail destination, offering a vibrant mix of offices, shops, restaurants, and cultural attractions.

The building also sits within walking distance of the newly enhanced Olympia area, which is undergoing significant regeneration and investment, further strengthening the appeal of the location for forward-thinking businesses.



A NEW LANDMARK FOR LONDON

4

Large scale event spaces

1

World-class convention centre

2.5

Acres of pedestrianised areas

3,800

Capacity live music hall -
The British Airways ARC

15+

Restaurants & bars

1,575

Seat capacity theatre -
The British Airways Theatre

6

Public transport lines

2

Premium onsite hotels

1

State of the art gym



EXCEPTIONALLY WELL CONNECTED

The Universal Building is within easy walking distance of four London Underground stations, providing fast and convenient access across London:

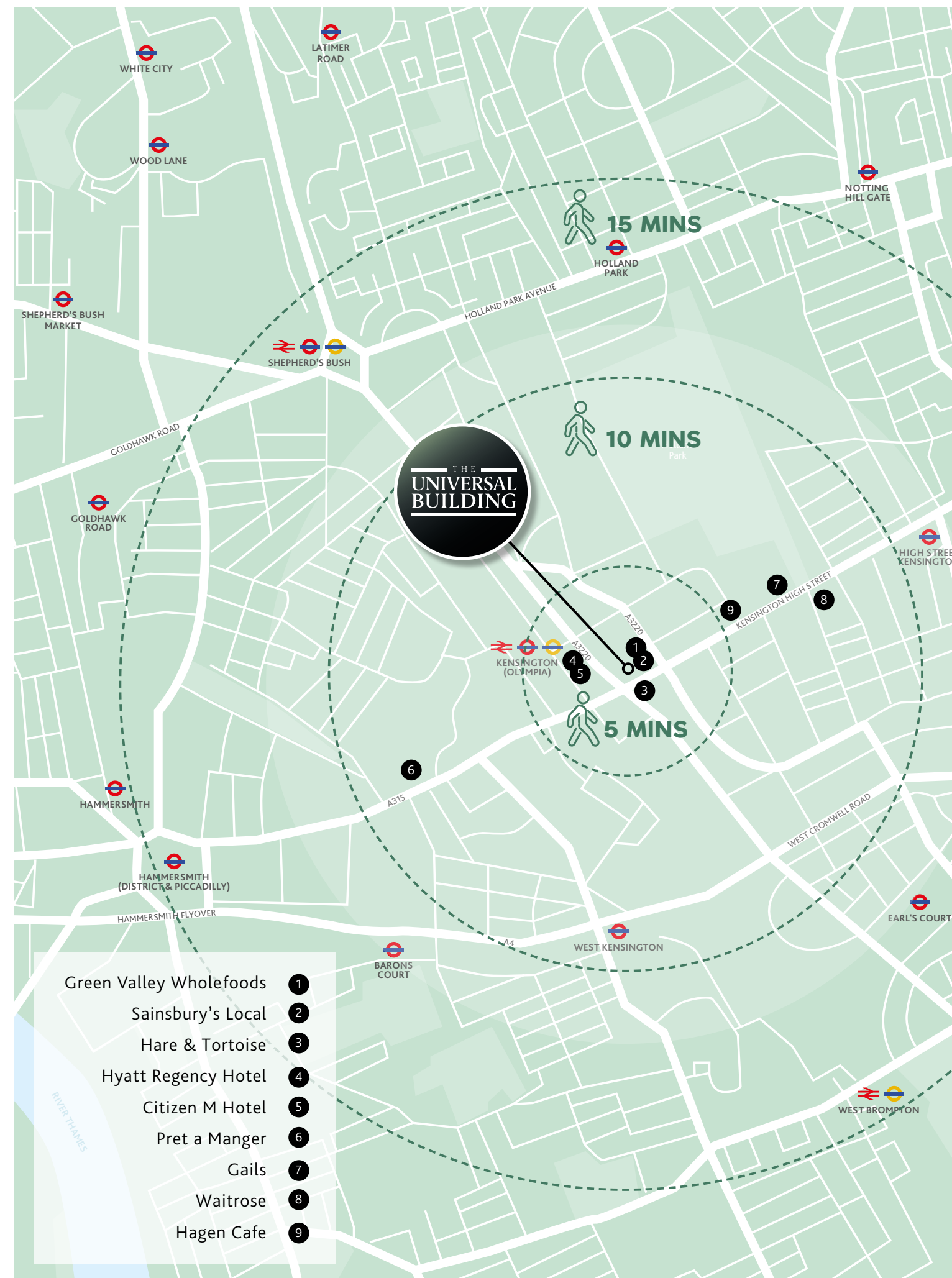
	KENSINGTON (OLYMPIA)
	DISTRICT LINE & OVERGROUND
	6 mins walk
	HIGH STREET KENSINGTON
	CIRCLE & DISTRICT LINE
	10 mins walk
	EARL'S COURT
	DISTRICT LINE & PICCADILLY LINES
	10 mins walk
	WEST KENSINGTON
	DISTRICT LINE
	12 mins walk



TRAINS INTO KENSINGTON OLYMPIA SET TO INCREASE TO 7 AN HOUR

TRANSPORT LINKS

This level of connectivity makes the building easily accessible for staff and clients alike, with direct routes to the West End, City, Heathrow Airport, and the motorway network.



- Green Valley Wholefoods 1
- Sainsbury's Local 2
- Hare & Tortoise 3
- Hyatt Regency Hotel 4
- Citizen M Hotel 5
- Pret a Manger 6
- Gails 7
- Waitrose 8
- Hagen Cafe 9

THE UNIVERSAL BUILDING

COSTS

RENT

£39.50 per sq ft.

RATES

£16.32 per sq ft (2025/26)

To be confirmed with local authority.

SERVICE CHARGE

£13.84 per sq ft (2025/26)

TERMS

The offices are available on terms to be agreed.

www.theuniversalbuilding.com

CONTACTS

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