THE UNIVERSAL BUILDING

364 - 366 KENSINGTON HIGH STREET

LONDON W14 8NS

OFFICES TO LET

FROM 1,500 - 38,000 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**

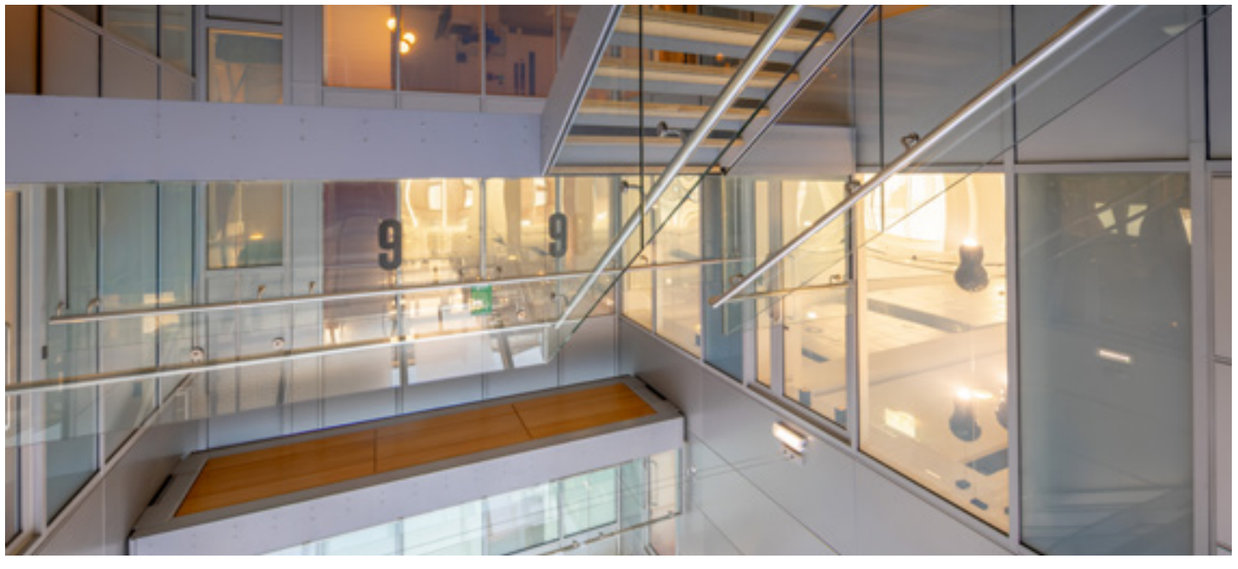
The Universal Building is a modern office building offering efficient floorplates, excellent natural light, and a specification that meets the demands of today's occupiers. The building has been designed to provide adaptable workspace, allowing businesses to configure space to suit their operational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




THE UNIVERSAL BUILDING






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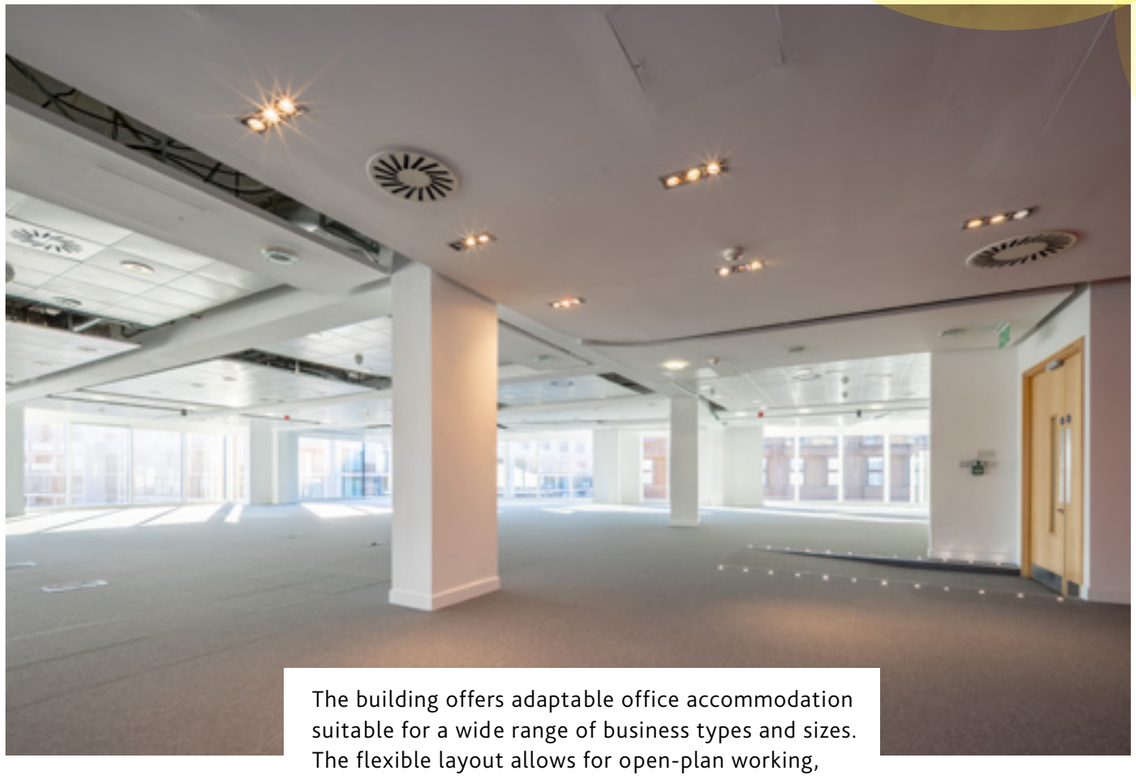




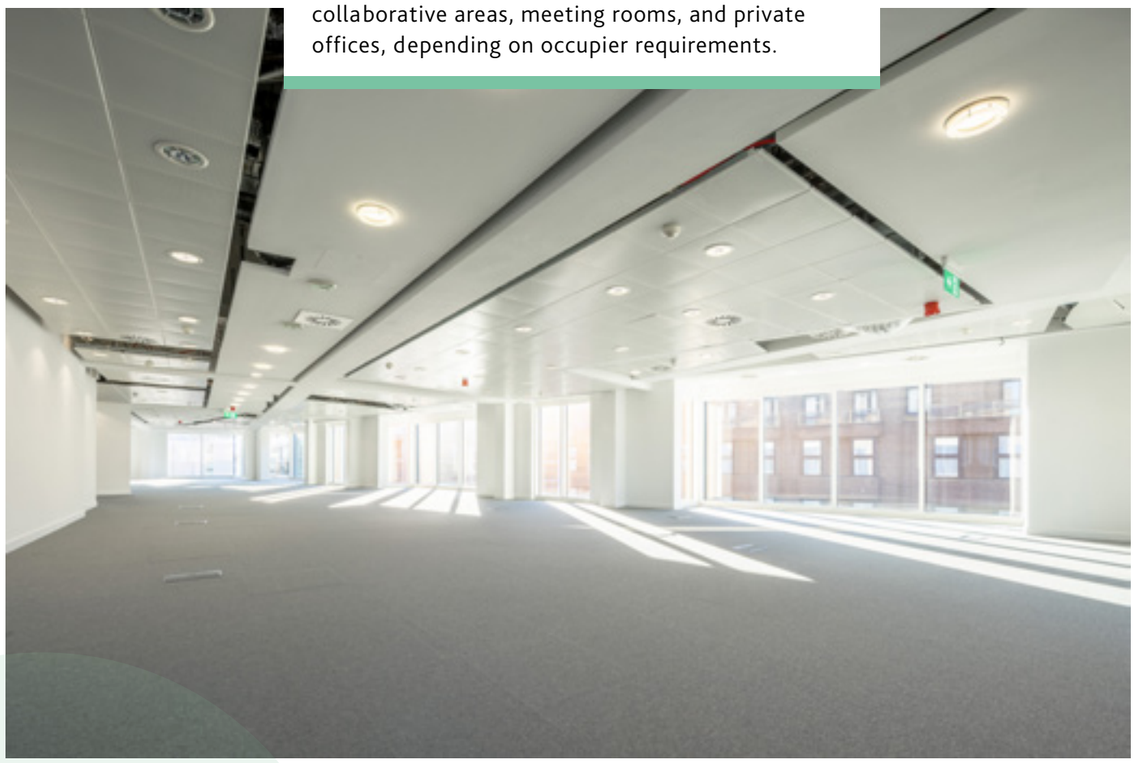
A specification which supports both creative and corporate occupiers, offering a balance of functionality, comfort, and visual appeal.

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.



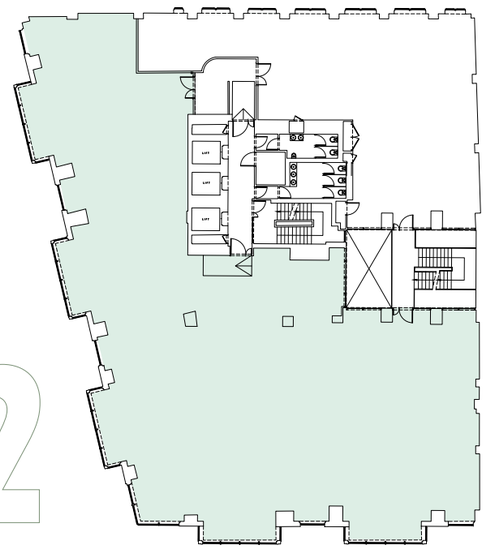
ACCOMMODATION

FLOOR	SQ M	SQ FT
SECOND - SUITE 2	577	6,218
THIRD	298	3,205
FOURTH	805	8,667
FIFTH - NORTH	414	4,464
SIXTH	793	8,539
SEVENTH	519	5,593
TOTAL	**3,542**	**38,121**

AVAILABLE AREAS

SECOND FLOOR

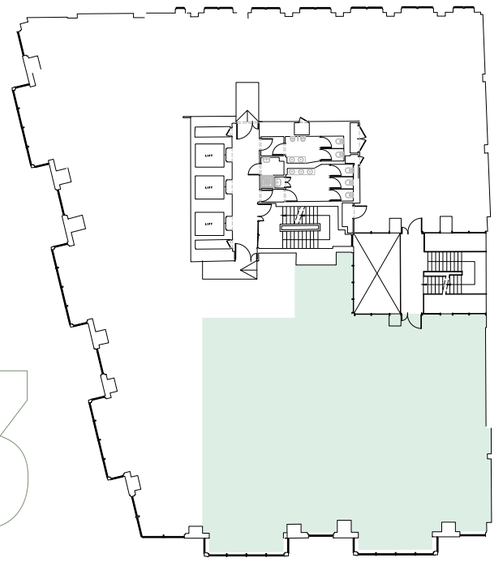
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KENSINGTON HIGH STREET

THIRD FLOOR

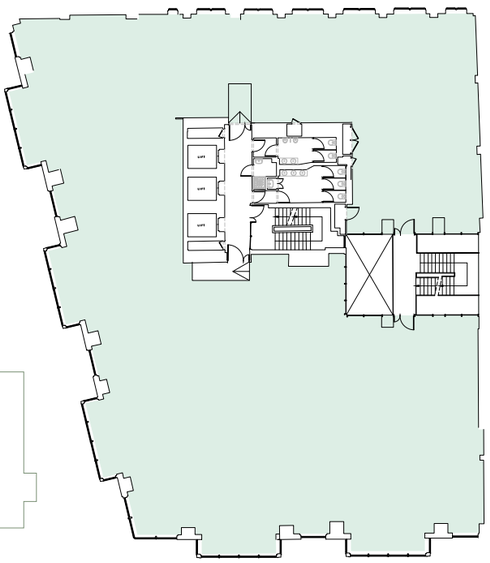
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KENSINGTON HIGH STREET

FOURTH FLOOR

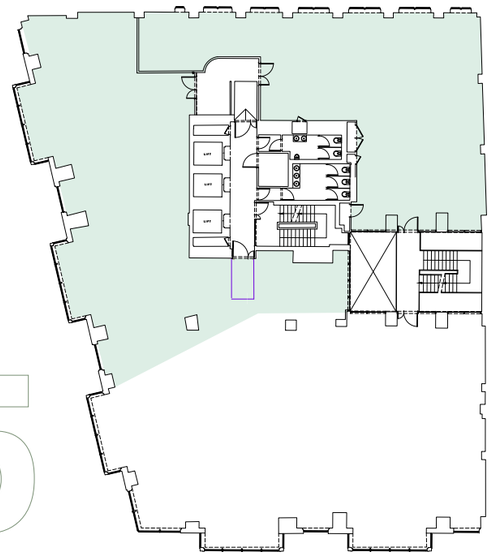
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KENSINGTON HIGH STREET

FIFTH FLOOR

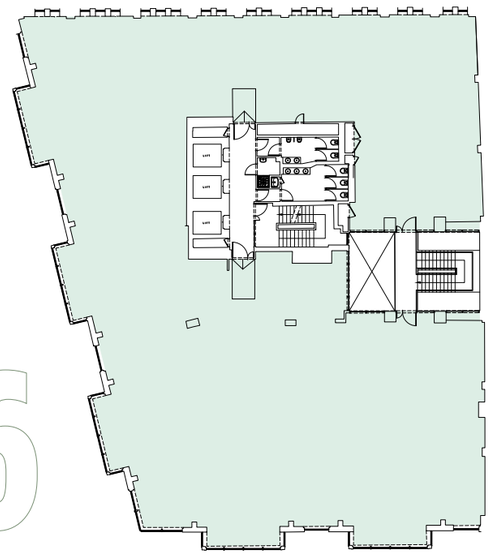
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KENSINGTON HIGH STREET

SIXTH FLOOR

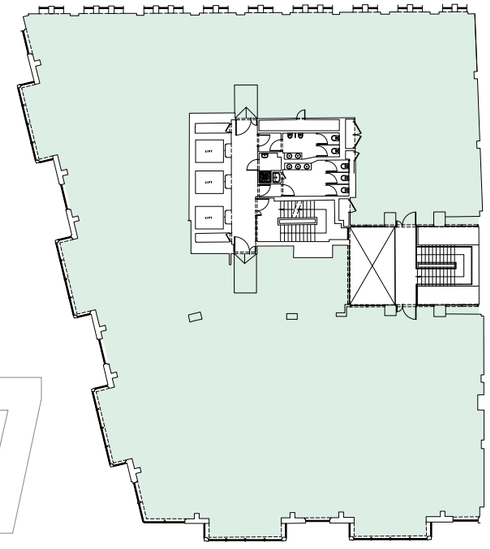
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KENSINGTON HIGH STREET

SEVENTH FLOOR

7



KENSINGTON HIGH STREET



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

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.







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

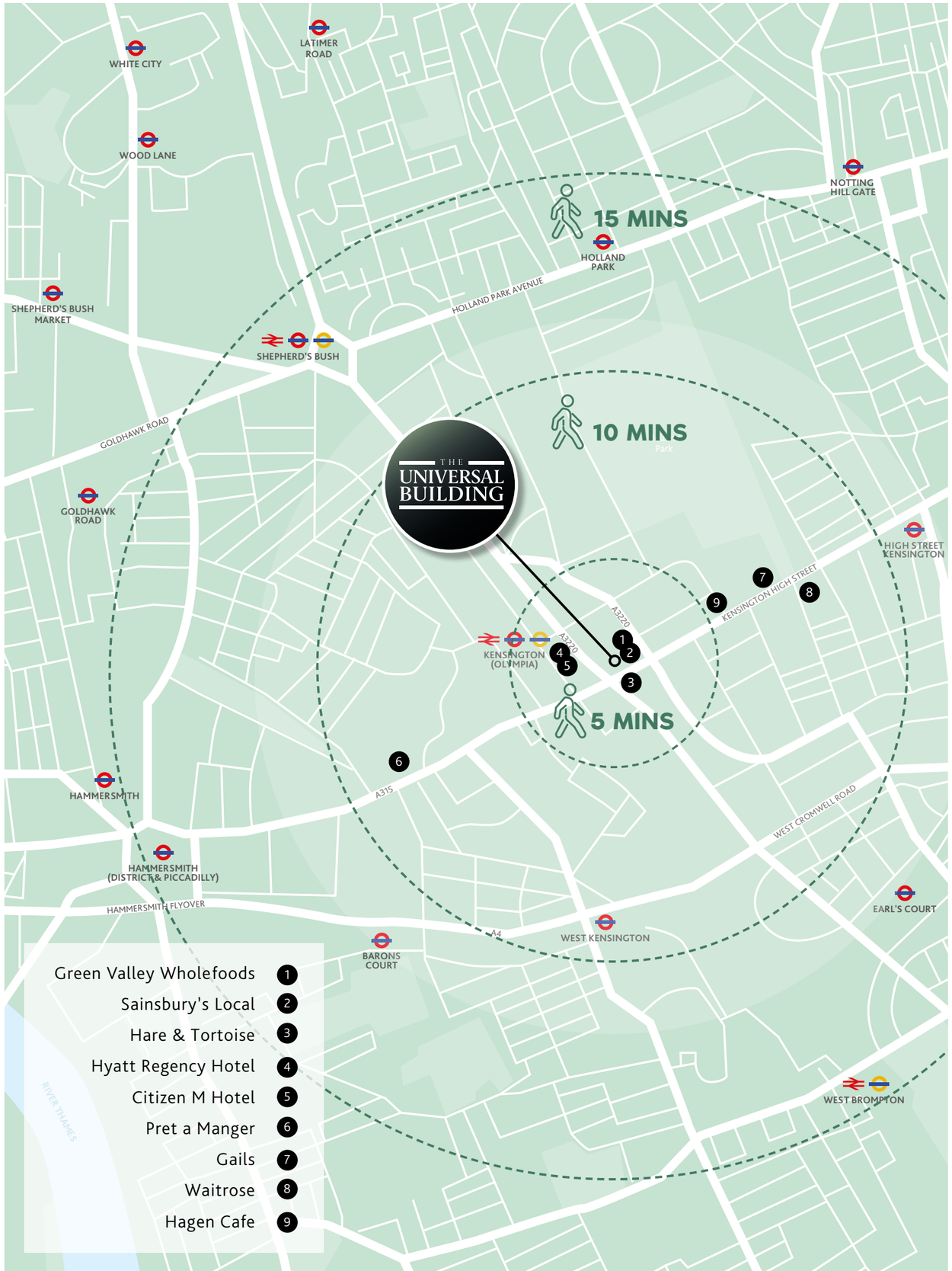
WEST KENSINGTON
DISTRICT LINE
12 mins walk

- 2 MINS — WESTFIELD
- 4 MINS — FULHAM
- 5 MINS — EARL'S COURT
- 10 MINS — PADDINGTON
- 10 MINS — CLAPHAM JUNCTION
- 13 MINS — SLOANE SQUARE
- 16 MINS — VICTORIA
- 18 MINS — WATERLOO
- 38 MINS — HEATHROW AIRPORT T1, 2 & 3

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.



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

SIMON KNIGHT
simonknight@brayfoxsmith.com
M: 07818 012419

CLARE LANE
clarelane@brayfoxsmith.com
M: 07866 622013

MATT SMITH
matthewsmith@brayfoxsmith.com
M: 07436 976049

SHAUN WOLFE
swolfe@frostmeadowcroft.com
M: 07900 911135

TRISTAN DAVID
tdavid@frostmeadowcroft.
M: 07789 347999

bray fox smith

frost meadowcroft 020 8748 1200

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TCC 106089. October 2026.