

94

KENSINGTON
HIGH STREET
W8 4SG

Refurbished Offices
754 to 1,734 sq ft

TO LET
on 2nd & 3rd floors



LOCATION



The property is located in the most prime section of Kensington High Street between The Ivy and Ole & Steen. The stunning new restaurant "Jacuzzi" by Big Mamma occupies the ground floor. It is also opposite Barkers, the Marks & Spencer and the new Whole Foods Store. Kensington Arcade and High Street Kensington Underground Station are located almost directly opposite.

Kensington is an affluent district in the Royal Borough of Kensington and Chelsea in the West End of central London.

The Borough is home to numerous world-famous tourist attractions including; The Royal Albert Hall, Natural History Museum and the Victoria & Albert Museum.



TRANSPORT

Kensington High Steet Underground 2 mins walk

TIMINGS

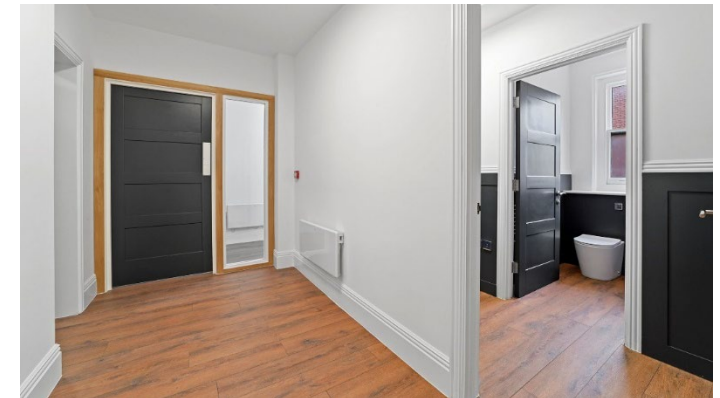
Notting Hill	2 mins
Paddington Station	5 mins
Oxford Steet	14 mins
Hammersmith	16 mins
Waterloo Station	23 mins



ACCOMMODATION

FLOOR	SQ FT	SQ M
3rd Floor	754	70
2nd Floor	980	91
TOTAL (approx.)	1,734	161

DESCRIPTION The offices have been comprehensively redeveloped to provide a stunning open plan office with designer fittings and cloak room, breakout area, meeting rooms, open plan workspaces, plaster ceilings, period mouldings and skirting boards, secondary glazing, new doors and ironmongery, a bespoke period staircase with "runner" carpet and original period metal balustrades and wooden banister. Stylish and sophisticated finishes throughout.





AMENITIES

- Prime location
- New wooden flooring
- Fully refurbished
- Self-contained office
- Period features
- Air-conditioning & background heaters
- 24-hour access/video entry phone
- High ceilings & natural light
- New WC's & cloak room
- Quality kitchen
- New electrics
- Flush LED panel lighting

Tenure	Leasehold
Lease	A new lease direct from the Freeholder.
Rent	£57.50 psf per annum exclusive
Rates:	£23.77 per sq ft approx. 23/24 to be confirmed with local authority.
Service Charge	2nd floor: £8,035.95 per annum 3rd floor: £7,638.31 per annum
EPC:	

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure September 2023

CONTACT THE JOINT SOLE AGENTS:

Jason Hanley 07904 630 154

jhanley@monmouthdean.com

Olivia Stapleton 07899 667 988

ostapleton@monmouthdean.com



Simon Kibble 07774 646 393

skibble@frostmeadowcroft.com

Tristan David 07789 347 999

tdavid@frostmeadowcroft.com

www.frostmeadowcroft.com

frost
meadowcroft
020 8748 1200