



## OFFICE TO LET 125 KENSINGTON HIGH STREET

A WORKPLACE ON KENSINGTON HIGH STREET OPENS UP A WORLD OF WAYS TO SPEND YOUR DOWNTIME. AND WITH HIGH STREET KENSINGTON TUBE STATION NEXT DOOR, YOU'RE WELL-CONNECTED TO THE REST OF LONDON TOO.

(Cat A+ fitted package available on request)

THE  
KENSINGTON  
ARCADE



# 125 KENSINGTON HIGH STREET

## 3<sup>RD</sup> FLOOR OFFICE 2,297 SQ FT / 213.4 SQ M

**Location:** The building is immediately above High Street Kensington station which is served by the Circle & District Lines. Numerous bus routes also serve the area.

**Description:** Newly refurbished Offices to Let on top of Kensington High Street Station & Kensington Arcade. Available now. A Landlord Cat A+ fitted package is available upon request (premium rent applies); details upon inquiry.

**Rent:** £42.50 per sq ft

**Accommodation:**  
2,297 sq ft / 213.4 sq m (NIA)

**Lease:** Available by way of a new lease direct from the landlord on terms by arrangement. All leases will be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

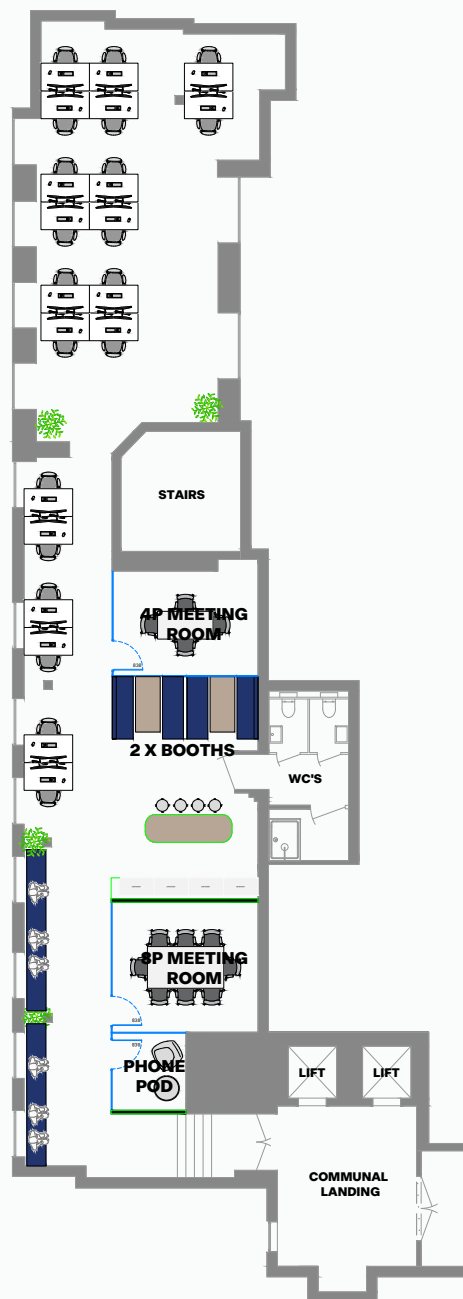
**Rates:** Interested parties are advised to make their own enquires to the local rating department. Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk).

**Service Charge:** £18 per sq ft

**Building Insurance:** Upon application

**EPC:** To be reassessed

### SPACE PLAN



Subject to Contract

### SPECIFICATION

- Newly Refurbished Reception
- Air Conditioning
- Private WCs & Shower
- Capped Off Services
- Excellent Natural Light

### ENQUIRIES

For further enquiries, please contact:



**Neil Proctor:**  
[nproctor@hanovergreen.co.uk](mailto:nproctor@hanovergreen.co.uk)  
T. 020 3130 6406  
M. 07711 468893

**George Brewster:**  
[gbrewster@hanovergreen.co.uk](mailto:gbrewster@hanovergreen.co.uk)  
T. 020 3130 6412  
M. 07745 606874

**frost  
meadowcroft**

**Simon Kibble**  
[skibble@frostmeadowcroft.com](mailto:skibble@frostmeadowcroft.com)  
M. 07774 646 393

**Giles Harker**  
[gharker@frostmeadowcroft.com](mailto:gharker@frostmeadowcroft.com)  
M. 07786 001 534

### MISREPRESENTATION

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KENSINGTON ARCADE



ENTRANCE



3<sup>RD</sup> FLOOR ENTRANCE



3<sup>RD</sup> FLOOR OFFICE

