

UNIT 5

# ROYAL WARWICK SQUARE

KENSINGTON

Situated in the heart of Kensington,  
Unit 5 provides the opportunity for leisure or  
community space in a thriving neighbourhood.

**St Edward**  
Designed for life



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Unit 5 forms part of Royal Warwick Square, a collection of high quality commercial accommodation, totalling 8,500 sq ft, set within a new West London community.

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A Thriving Community.

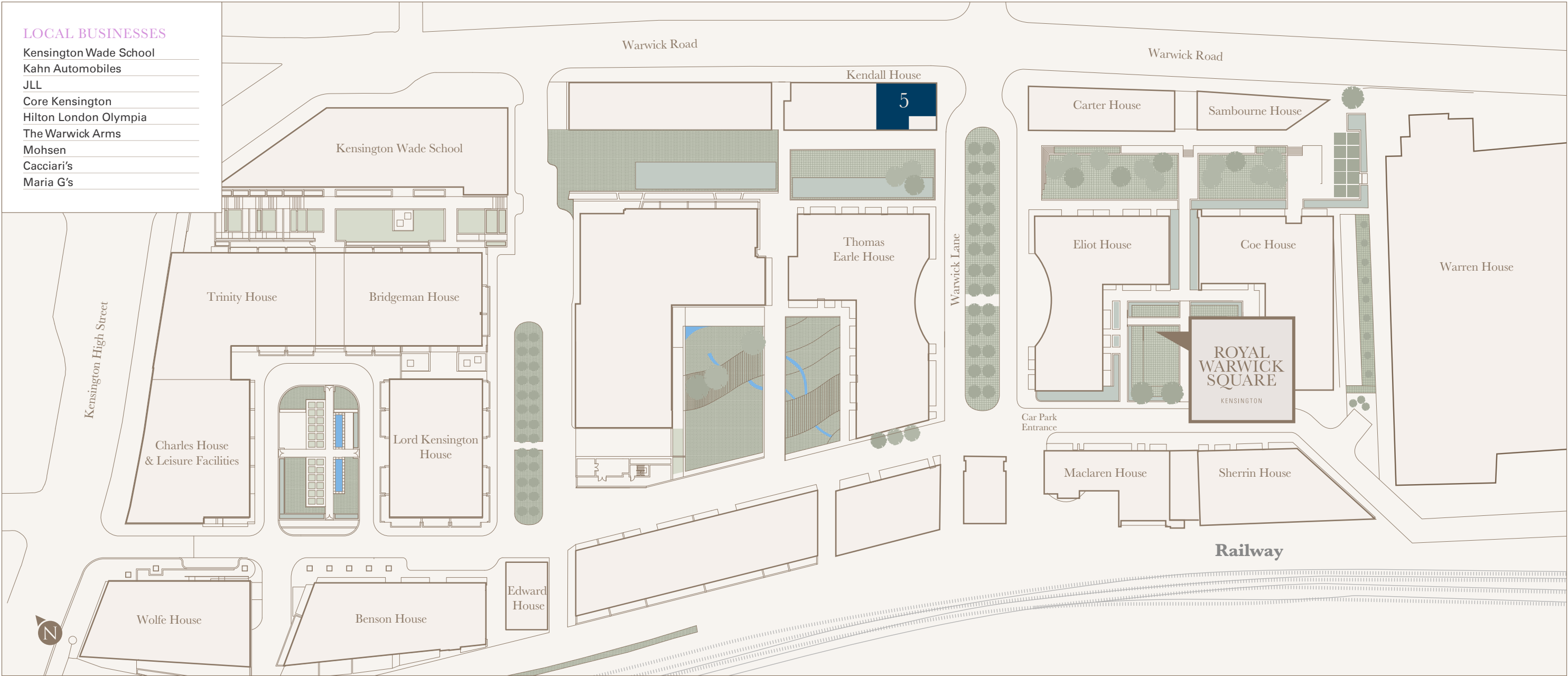
Royal Warwick Square is the final phase of the Warwick Road Masterplan, which occupies a prestigious position in the heart of the Royal Borough of Kensington and Chelsea, just off Kensington High Street.

When completed in 2023, the masterplan will deliver an architecturally elegant new community of over 1,000 new homes, 190 retirement apartments, and over 1 hectare of landscaped open space in one of London’s most affluent neighbourhood locations.

The neighbouring Warren House, developed by St George, generates an additional captive audience from approximately 350 further homes.

The immediate location is home to a dynamic mix of local occupiers including Maria G’s, Core Kensington, The Warwick Arms, Cacciari’s and Hilton London Olympia, among others.

Warwick Road Masterplan.



The Local Neighbourhood.



DRINK

- 01 K Bar atThe Kensington
- 02 Bar 190
- 03 Ognisko
- 04 Percy's
- 05 Piàno Kensington
- 06 Stables Bar
- 07 The Britannia
- 08 The Churchill Arms

DINE

- 01 Albert's Club
- 02 Aperó
- 03 Côte Kensington
- 04 Balans, Kensington
- 05 Clarke's Restaurant
- 06 Daquise Restaurant
- 07 Dishoom
- 08 Kitchen W8
- 09 Launceston Place
- 10 Macellaio RC
- 11 Maggie Jones's
- 12 Mazi
- 13 Min Jiang Restaurant
- 14 Grato
- 15 The Ivy Kensington Brasserie

CULTURE

- 01 Kensington Palace
- 02 Natural History Museum
- 03 Opera Holland Park
- 04 Royal Albert Hall
- 05 Science Museum
- 06 Serpentine Galleries
- 07 Design Museum
- 08 Victoria and Albert Museum

SHOP

- 01 Kensington Church Street
- 02 Kensington High Street
- 03 Kensington Olympia

NATURE

- 01 Avondale Park
- 02 Holland Park
- 03 Kensington Gardens
- 04 Edwardes Square
- 05 St. Mary Abbots Gardens

EDUCATION

- 01 Lycée Francais
- 02 Imperial College London
- 03 Royal College of Music
- 04 Southbank International School

KEY OFFICE OCCUPIERS

- 01 Mulberry
- 02 Warner Music Group
- 03 Dmg media
- 04 Ovo energy
- 05 Harrods
- 06 Partners Capital

WELLBEING

- 01 Cobella
- 02 Holland Park Lawn Tennis
- 03 Hyde Park Tennis Centre
- 04 Kensington Health Club
- 05 1Rebel
- 06 Equinox Kensington
- 07 Skin by Simona
- 08 Spinaddikts
- 09 Urban Flow Yoga
- 10 Virgin Active

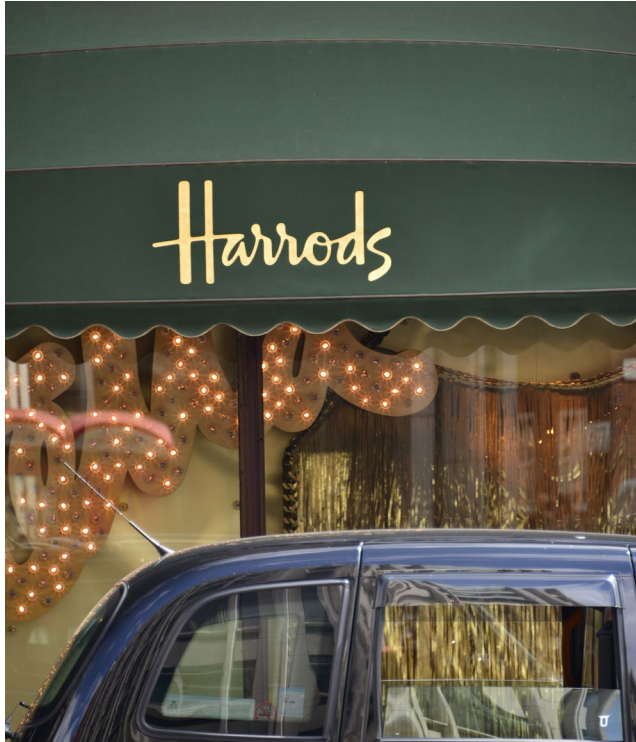






£ ↑ ↑

The most affluent  
Borough in the UK





55,000 visitors travel to  
Kensington each day  
to enjoy culture





Average income in excess  
of £65,000 per head





143,400 residents





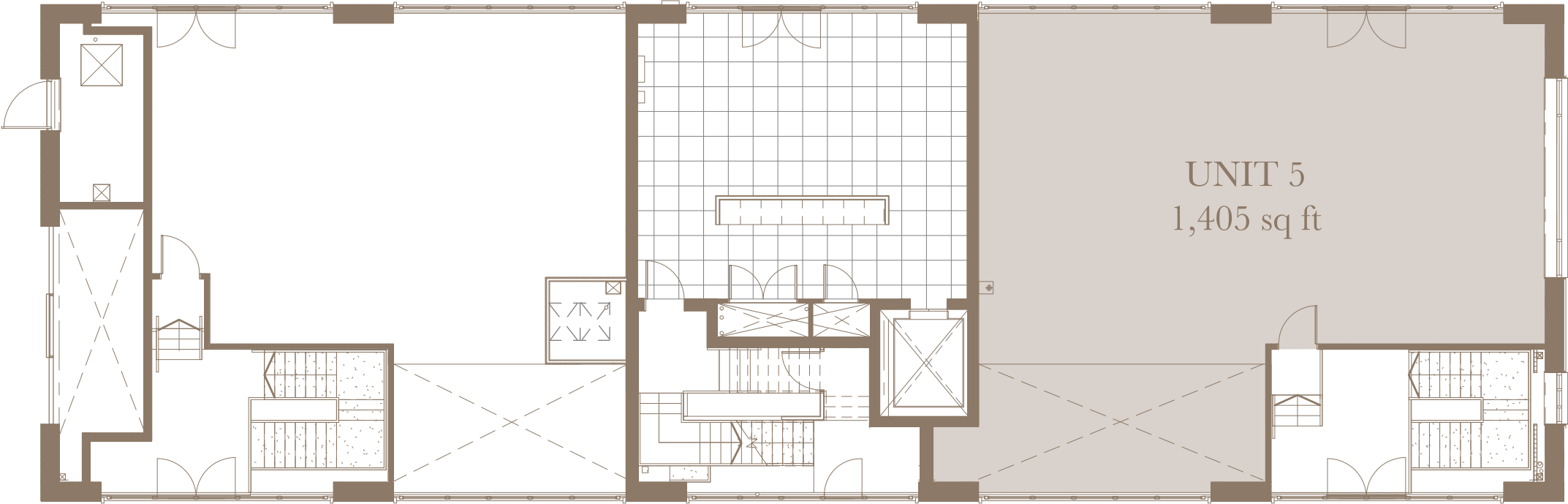
120,000 people enter the  
Borough daily for work



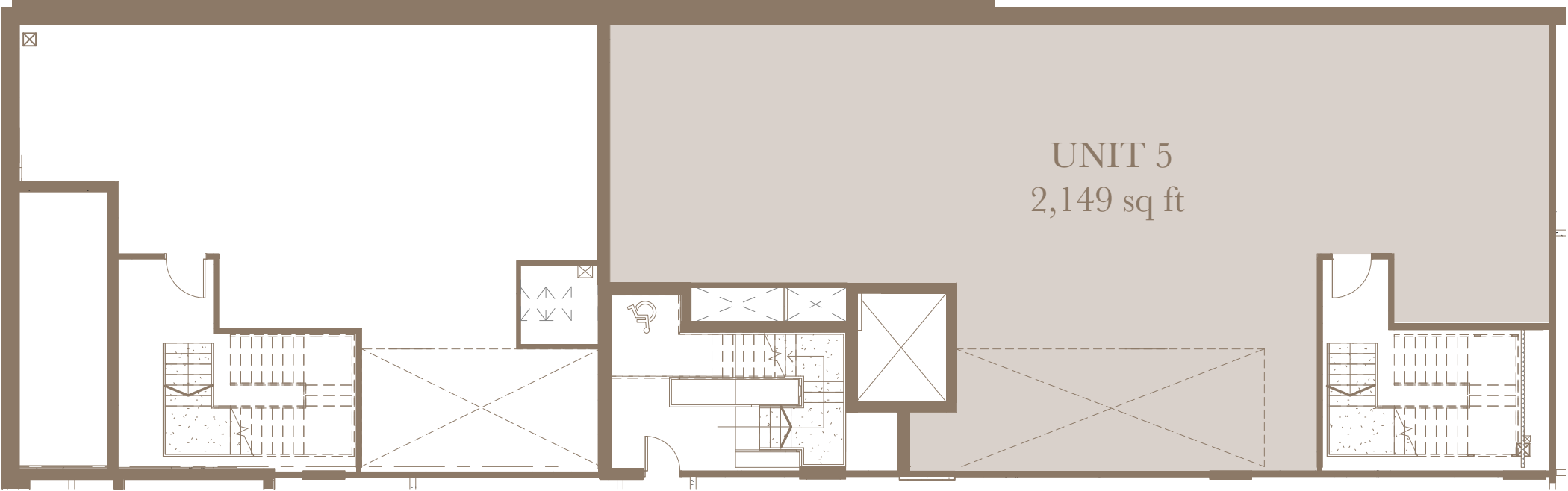
Unit 5.



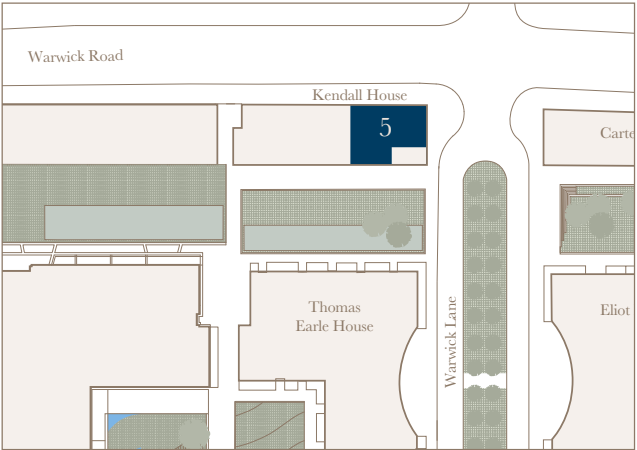
Ground Floor



Basement



For indicative purposes only, not to scale.



Accommodation

	Area (sq ft)	Area (sq m)
Ground floor	1,406	130.6
Basement	2,149	199.6
Total	3,555	330.2

Permitted Use  
Community.

Availability  
This premises is available by way of a new lease, for a term to be agreed, to be contracted Outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Quoting Rent  
Available upon request.

Service Charge  
£1.64 psf.

Timing  
Q4 2023.

EPC  
Available upon request.



For further information please contact:



**Tristan David**  
07789 347999  
tdavid@frostmeadowcroft.com

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St Edward  
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