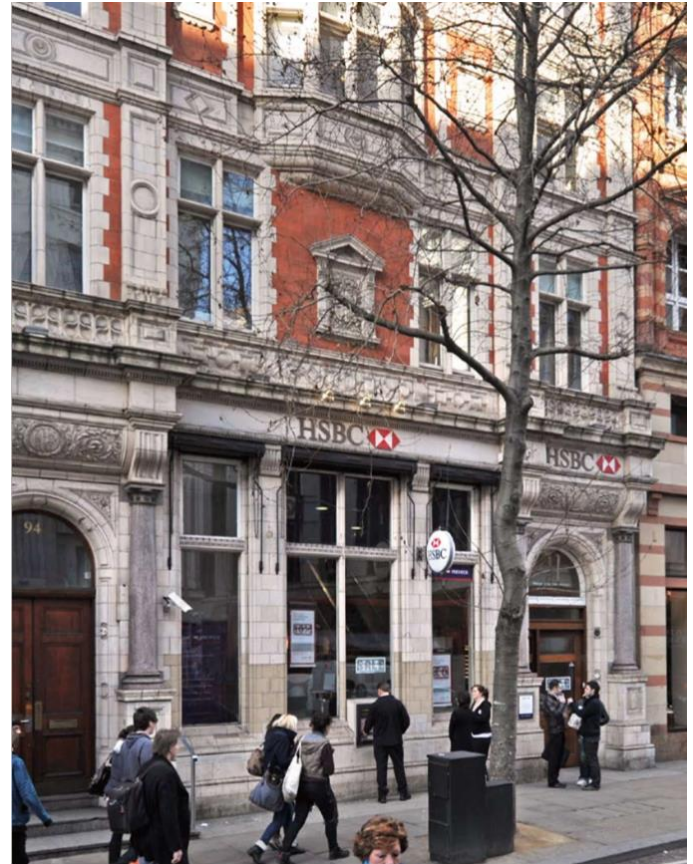


96 Kensington High Street

Kensington, London, W8 4SJ



2nd & 3rd FLOOR OFFICES TO LET | 1,695 sq ft



Location

The property is located in the most prime section of Kensington High Street. It presents an excellent trading location on the north side of Kensington High Street. It is also opposite Marks & Spencer and the new Whole Foods Store.

Kensington Arcade and High Street Kensington Underground Station are located almost directly opposite the subject property ensuring that pedestrian footfall in the vicinity of the property is excellent.

Description

The property is a four storey building with an attractive period façade of brick built construction under a slate roof.

The available upper two floors are to be taken together and benefit from a self contained office entrance on Kensington High Street. The entire property is also serviced from Kensington Church Court to the rear.

Floor Areas

Floor	sq ft	sq m	
3 rd Floor	869	83	AVAILABLE
2 nd Floor	826	77	AVAILABLE
TOTAL (approx.)	1,696	160	

*Measurement in terms of NIA

Kensington

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.

Jason Hanley, Partner

020 7025 1391

Olivia Stapleton, Agency Surveyor

020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract October 2021

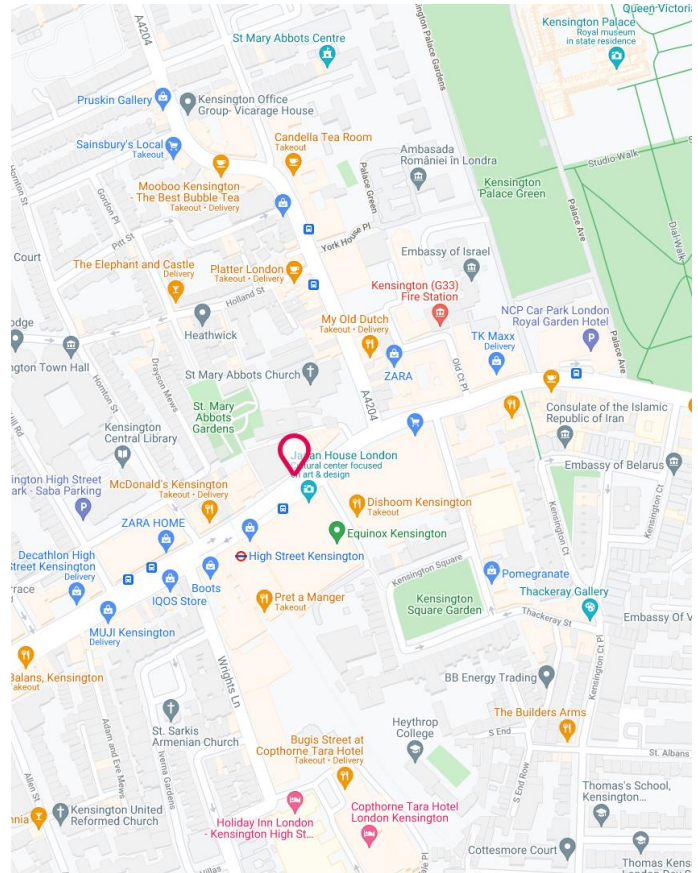
020 7025 1390

4 Golden Square London W1F 9HT

96 Kensington High Street Kensington, London, W8 4SJ



2nd & 3rd FLOOR OFFICES TO LET | 1,695 sq ft



Terms

Tenure:	Leasehold
Lease:	A new FR&I lease(s) direct from the Freeholder
Rent:	Quoting £55.00 psf (refurbished)
Rates:	Estimated at £23.77 psf (2021/22)
Service Charge:	N/A (self contained)
EPC Rating:	TBC

Amenities

- Prime location on north side of Kensington High Street
- Self contained office entrance
- Period features
- Full A/C
- 24-hour access
- Excellent ceiling heights and natural light to offices

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

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