

UNIT
3

KENSINGTON ARCADE

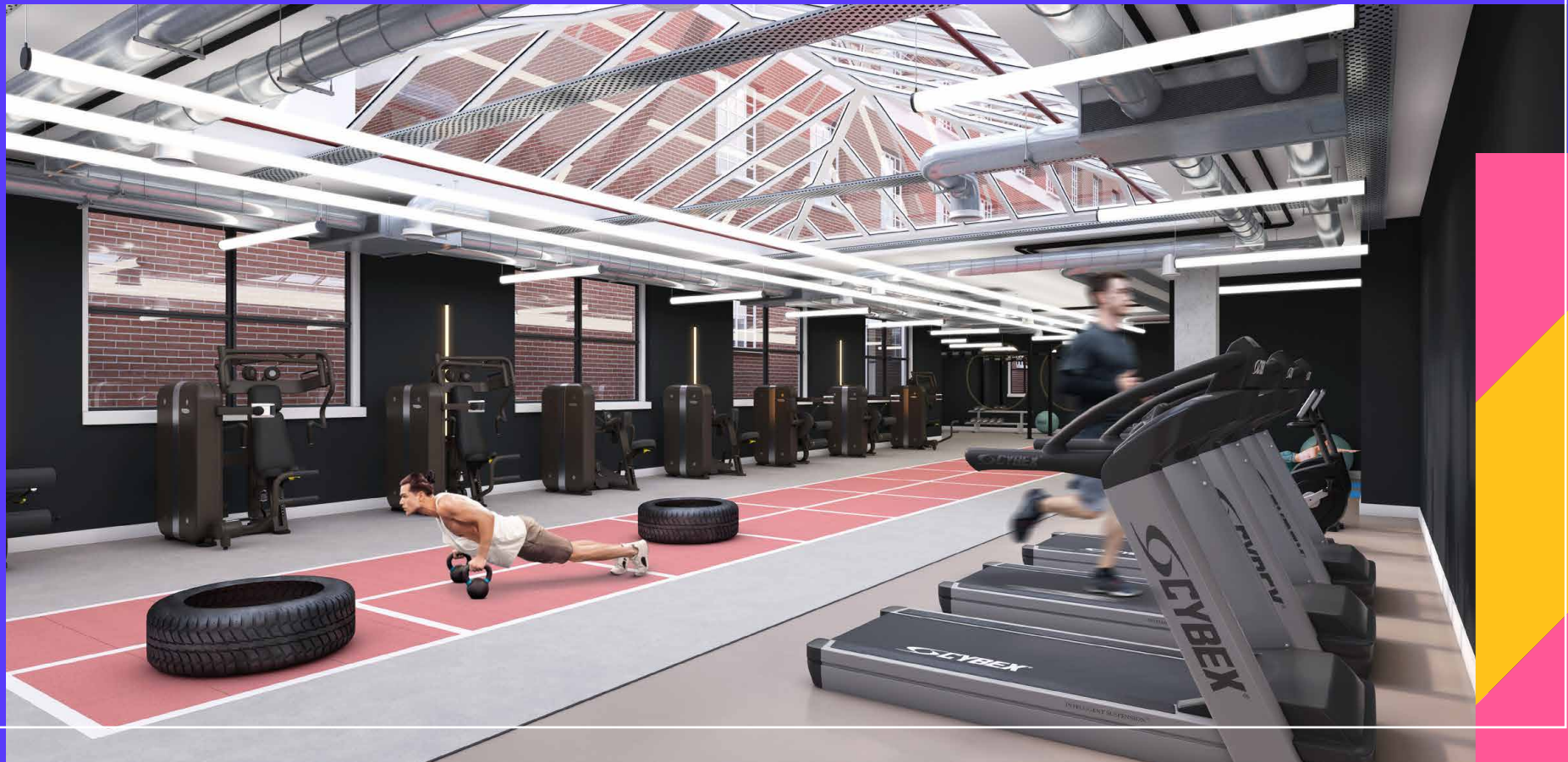
UP TO 4,144 SQ FT AVAILABLE

FLEXIBLE SPLITS FROM
2,500 - 4,000 SQ FT

CLASS E SPACE -

GYM / RETAIL / GALLERY / OFFICE

[VIEW MATTERPORT](#)



CGI for indicative purposes only

WELL CONNECTED

The Kensington Arcade is the main thoroughfare between Kensington High Street and the underground station, served by the circle and district lines. The station benefits from annual footfall of up to 15m passengers per annum (2019)

IN GOOD COMPANY

Kensington High Street has a number of attractions including Kensington Palace and the Design Museum. The area is an established retail and leisure destination occupied by a number of exciting retailers and restaurants including Whole Foods, Jacuzzi (Big Mamma Group) and Japan House.

Occupiers in Kensington Arcade include Lovisa, Gails, Leonidas, Marugame, Pret, Cruss, Bagel Factory, Chango, Merveilleux de Fred, Intimissimi, and Urban Greens adjacent in Wrights Arcade.



17M

TOTAL ANNUAL FOOTFALL

across Kensington Arcade, Wrights
Arcade, (KA 2023)

68%

INCREASE
IN FOOTFALL
YEAR ON YEAR
(KA 2022)

UNIT 3

KENSINGTON ARCADE

Rent:

Offers based on £27.50 psf, dependent on configuration, are invited.

Accommodation:

The unit is positioned at first floor accessed directly from Kensington Arcade. The first floor offers extensive accommodation benefiting from natural light via skylights along with frontage above Kensington High Street. Split configurations to be considered from 2,500 to 4,000 sq ft

Lease:

A new effectively full repairing and insuring lease for a term of 10 years with a rolling landlord break from year 5. The lease will be contracted Outside of the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954.

Rates:

To be reassessed. Interested parties are advised to make their own enquiries to the local rating department. Further details are available from www.voa.gov.uk

Service Charge:

£11.34 per sq ft +VAT pa (2024)

Building Insurance:

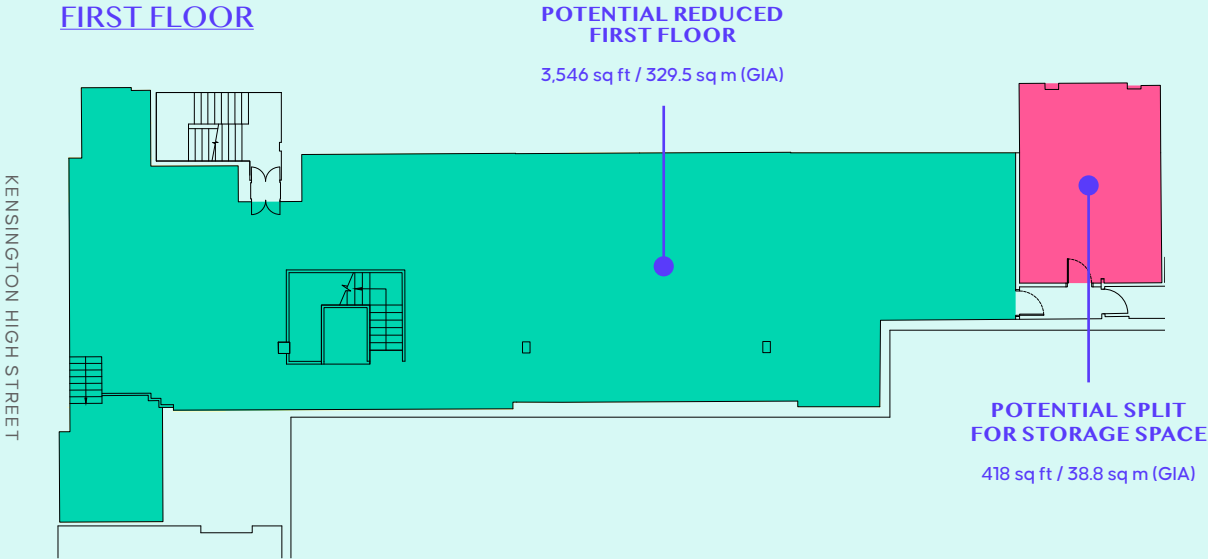
£1.39 per sq ft +VAT pa (2023/2024)

EPC – B

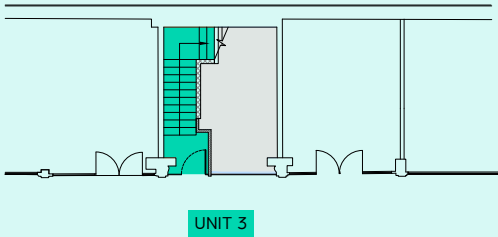
UNIT 3 SPLIT CONFIGURATIONS FROM 2,500 TO 4,000 SQ FT

Ground floor: 85 sq ft / 8 sq m (GIA)
Total first floor: 4,058 sq ft / 377 sq m (GIA)
Head Height: 3.5m

FIRST FLOOR



GROUND FLOOR



UNIT
3

JOIN THE
ARCADE

CRUS2H



LOVISA

CHANGO
EMPANADAS

BAGEL
FACTORY



AUX
MERVEILLEUX
DE FRED

CAFFÈ
NERO



intimissimi



UNIT 3

FLEXIBLE SPACE -
GYM / RETAIL /
GALLERY / OFFICE

ENQUIRIES

For further enquiries, please contact:

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