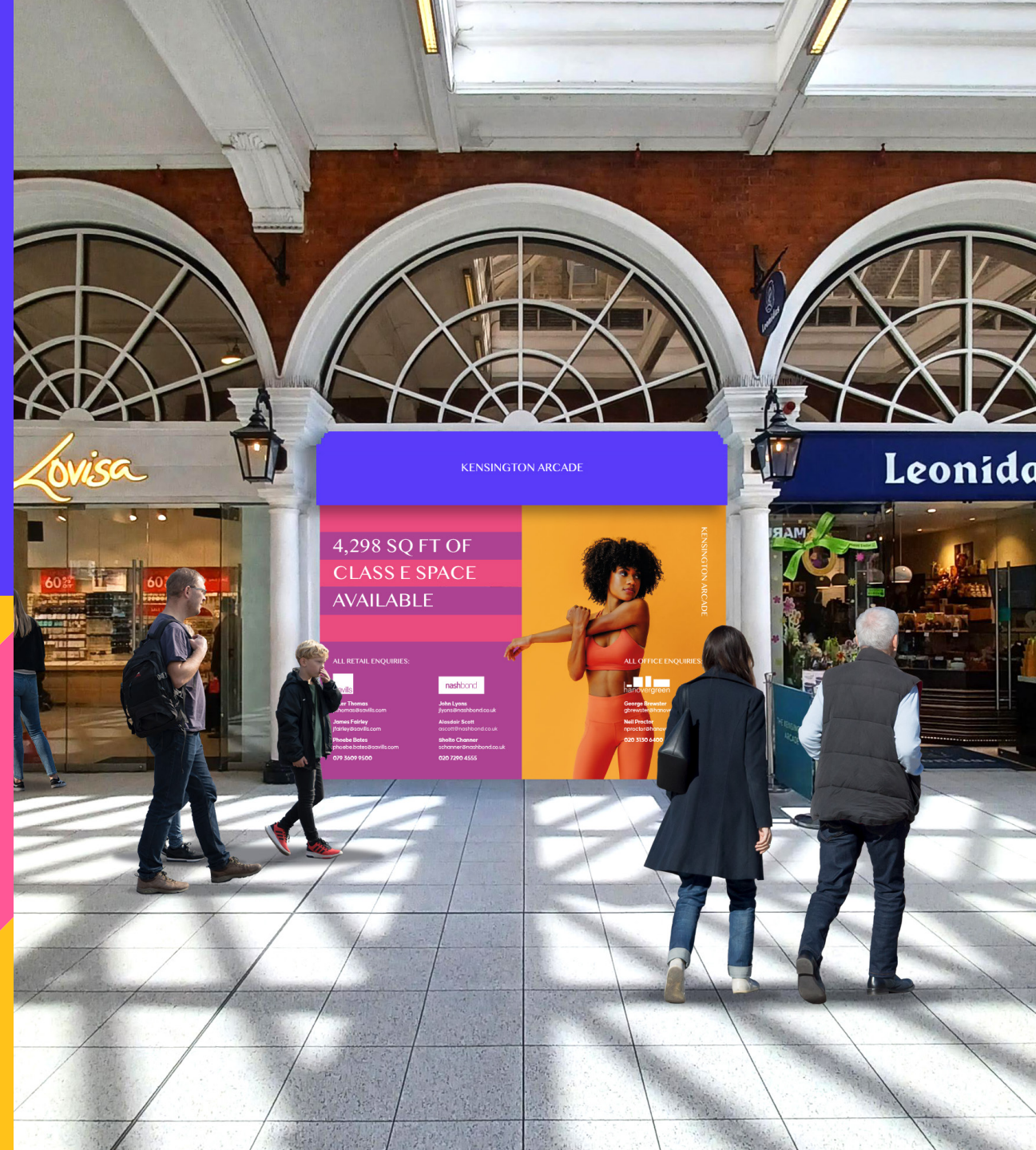


KENSINGTON ARCADE

4,298 SQ FT OF CLASS E SPACE

UNIT 3 AVAILABLE NOW



KENSINGTON ARCADE

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)

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. The units are neighboured by a number of attractive occupiers including Lovisa, Gails, Leonidas, Marugame, Pret and Wasabi.

EXISTING OCCUPIERS

GAIL'S
ARTISAN BAKERY

Aux Merveilleux
de Fred

Accessorize

Lovisa

PRET

scribbler

丸亀製麺
MARUGAME
UDON

わさび
wasabi
sushi & bento

CAFFÈ
NERO

Leonidas
Belgian Chocolate

Rent:

On application

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.

Ground floor: 240 sq ft / 22.3 sq m (GIA)

First Floor: 4,058 sq ft / 377 sq m (GIA)

Head Height: 3.5m

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:

£63,041 +VAT (2023) pa

Building Insurance:

£5,775.26 + VAT (2023) pa

EPC - B

ALL RETAIL ENQUIRIES:

savills

Peter Thomas
pthomas@savills.com

James Fairley
jfairley@savills.com

Phoebe Bates
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079 360 99500

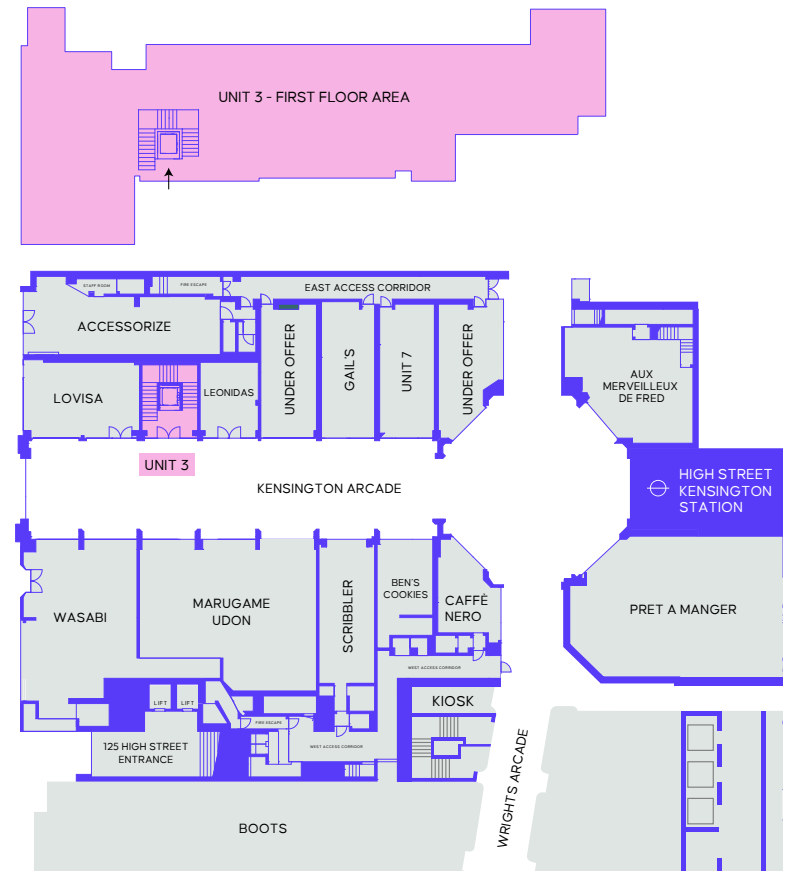
nashbond

John Lyons
jlyons@nashbond.co.uk

Alasdair Scott
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Sholto Channer
schanner@nashbond.co.uk
020 7290 4555

UNIT 3 CLASS E - GROUND & FIRST FLOOR 4,298 SQ FT / 399.3 SQ M (GIA)



Subject to Contract and Vacant Possession

ALL OFFICE ENQUIRIES:

hanovergreen

George Brewster BSc MRICS
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Neil Proctor MRICS
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MISREPRESENTATION

The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves as to the correctness of each of them. (ii) No person in the employment of the agents has any authority to make or give any representation or warranty in relation to this property. April 2023.