

2<sup>nd</sup> & 3<sup>rd</sup> FLOOR DUPLEX OFFICE TO LET | 1,734 sq ft



### Location


The property is located in the most prime section of Kensington High Street. "The Beach" between The Ivy and the new ground floor restaurant being opened by Big Mamma. It is also opposite Barkers, the Marks & Spencer and the new Whole Foods Store. Kensington Arcade and High Street Kensington Underground Station are located almost directly opposite.

### Description

The offices have been comprehensively redeveloped to provide:

New Wooden Floors, New Panasonic A/C and background passive perimeter heating, fitted Kitchen with marble counters, new German invisibly hung LED panels, new oversized self contained WC's with designer fittings and cloak room, breakout area, meeting rooms, open plan workspaces, plaster ceilings (impressive ceiling heights), period mouldings and skirting boards, secondary glazing, new doors and ironmongery, a bespoke period staircase with "runner" carpet and original period metal balustrades and wooden banister. Genuinely no expense spared. Stylish and sophisticated finishes throughout. Ideal for the private "family office, hedge fund, accountants, solicitors and all such discerning businesses seeking the best offices in Kensington.

Jason Hanley, Partner

 020 7025 1391 / 07904 630 154

### Floor Areas

Floor	sq ft	sq m
3 <sup>rd</sup> Floor	754	70
2 <sup>nd</sup> Floor	980	91
TOTAL (approx.)	1,734	161


\*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.

Olivia Stapleton, Agency Surveyor

 020 7025 8940 / 07899 667 988

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](http://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.

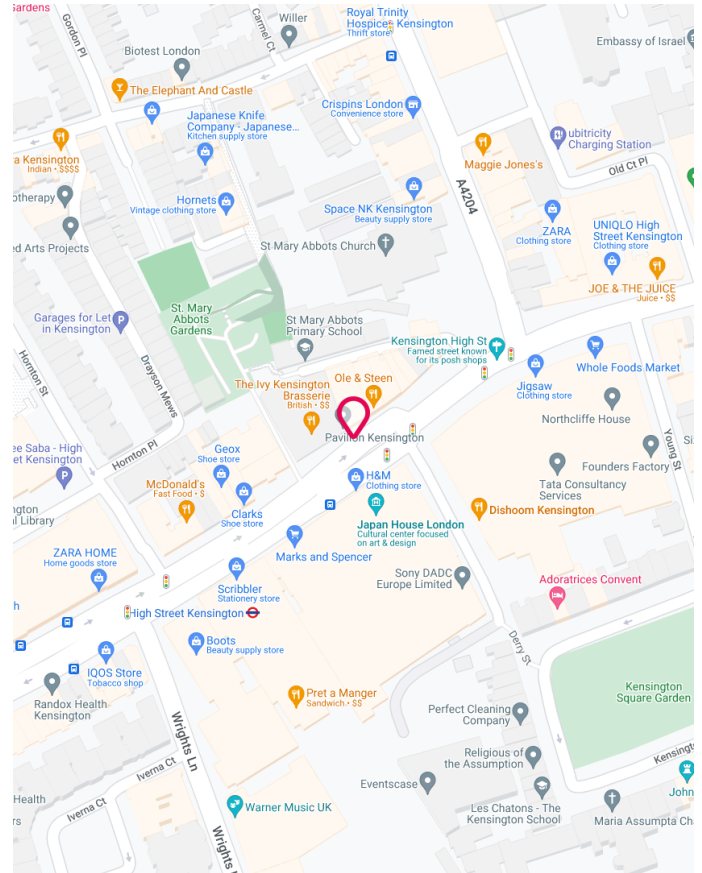
Subject to Contract April 2023

# 94 Kensington High Street

London, W8 4SJ



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## Terms

Tenure:	Leasehold
Lease:	A new FR&I lease(s) direct from the Freeholder
Rent:	£57.50 psf pax
Rates:	20/21 estimated Rates Payable £23.77 psf overall
Service Charge:	2nd floor: £8,035.95 per annum 3rd floor: £7,638.31 per annum

## Amenities

- Prime location on north side of Kensington High Street
- New wooden floor
- Full refurbishment
- Your own front door - a self contained office entrance with very attractive large period staircase. Front door to be painted "Piano Black" gloss to give high end status on arrival.
- Period features such as cornices and skirting boards and sash windows refurbished & retained.
- Full new Panasonic A/C with background passive electric heaters
- 24-hour access/video entry phone
- Excellent ceiling heights and natural light to all offices
- Private new WC's and cloak room
- fitted high end kitchen with marble countertop
- New electrics and German invisibly hung LED panels

Jason Hanley, Partner

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