



201-207  
KENSINGTON  
HIGH STREET  
LONDON W8 6BA

## SUPER BASEMENT

The property may only be used as a gym; alternative uses will be considered subject to planning permission

Presented by

NCM PROJECTS  
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RIB  
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## To Let

A truly unique lower ground space along Kensington High Street

**4,480 sq.ft.**

A brand-new Kensington High Street development. The opportunity in question is a self-contained super basement with dedicated ground floor reception area.

The demise has dedicated lift and stairwell access. The unit comes shell and core with capped off services and 3 phase electricity.

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CGI of the consented scheme

# Location

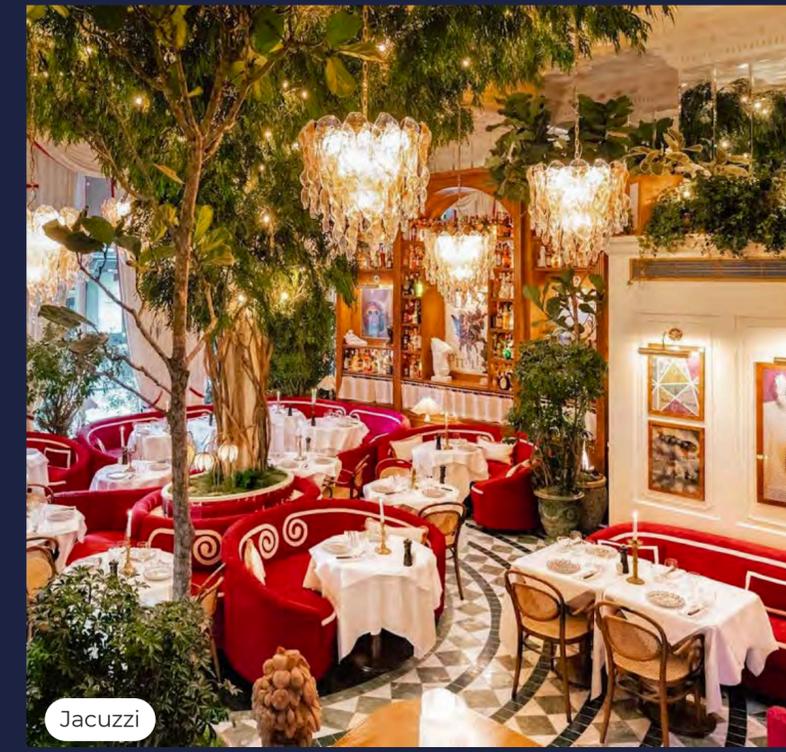
The property is situated on the highly sought-after Kensington High Street, offering unbeatable convenience.

Positioned only a 3 minute walk away from Kensington High Street Underground Station, it is just a stones throw from Marks & Spencer and the new Whole Foods store.

Additionally, it enjoys a prime location across from popular dining spots like The Ivy and Jacuzzi restaurants, making it perfect for those seeking a vibrant and convenient lifestyle.



Gail's Bakery



Jacuzzi



Ole & Steen



The Ivy



Natural History Museum



PHILLIMORE GARDENS

FFORD TERE

ARCYLL ROAD

HILLIMORE LK

FFORD COURT

PHILLIMORE GARDENS

KENSINGTON HIGH STREET

ALLEN STREET

ABINGDON

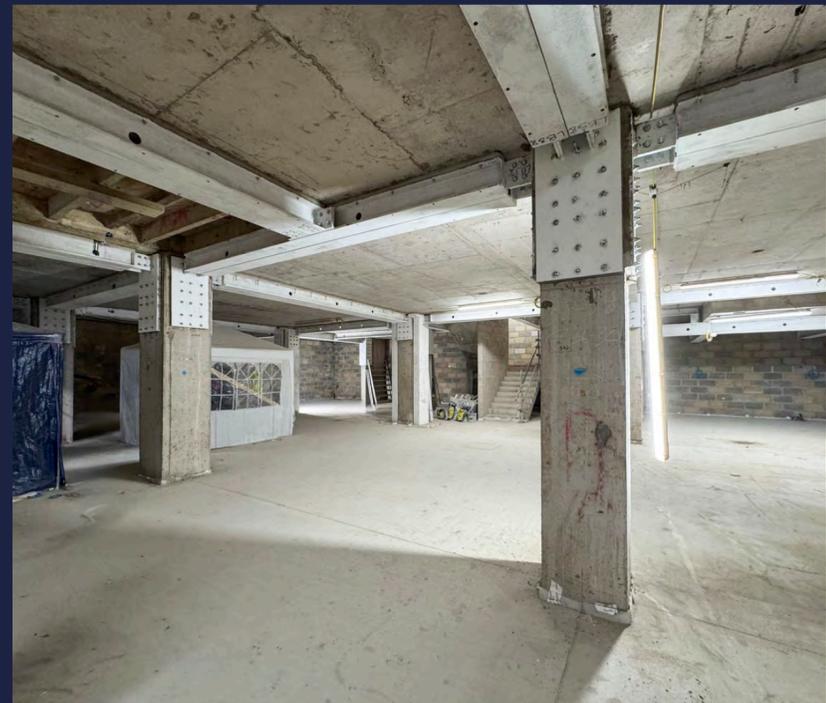
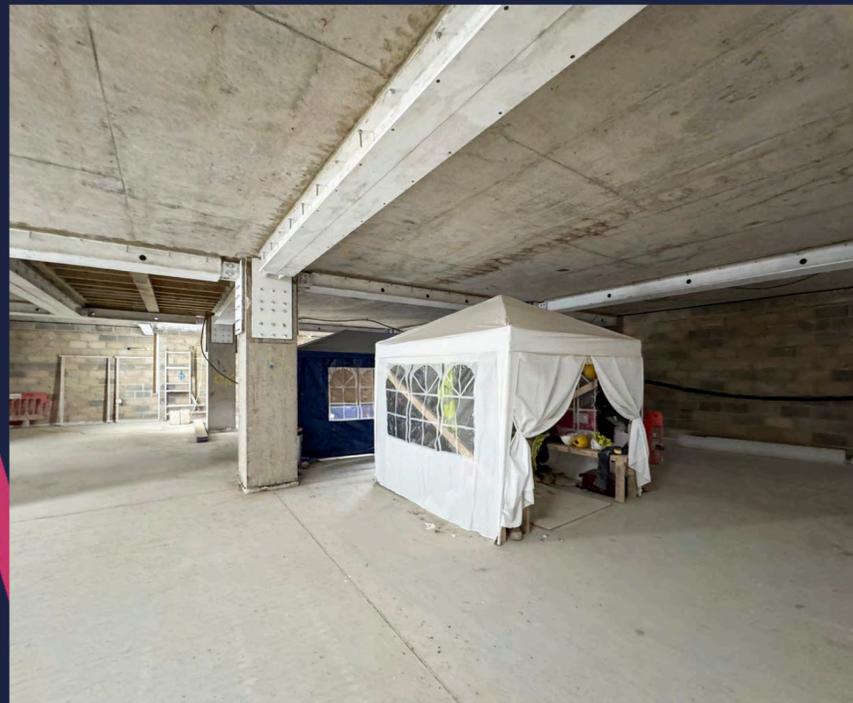
AMM & EVE NEW

Map details for buildings along Kensington High Street:

- 103-128: CAFE PHILIES, ENTRANCE
- 190-192: SNOW+ROCK SPORTS GOODS, ENTRANCE
- 194-196: TRAILFINDERS TRAVEL AGENT, ENTRANCE
- 200-206: MEGAN'S RESTAURANT, CHARITY SHOP, OXFAM
- 201-203: VACANT (highlighted in red)
- 205: PAULINE BOOKS & MEDIA
- 209-213: TRAILFINDERS TRAVEL AGENT, ENTRANCE
- 215-218: TRAILFINDERS TRAVEL AGENT, ENTRANCE
- 219: CANCER RESEARCH UK
- 223: AMERICAN CIGARETTE COMPANY
- 225: SPASCOPI RESTAURANT
- 227: GARPHONE WAREHOUSE TELEPHONES, STATIONER, RYMAN
- 229-231: NANDO'S PORTUGUESE RESTAURANT
- 233-235: BANHAM BURGARY LOCKSMITH
- 237: LOEWE GALERIE ELEC/GAS APPS
- 239: ENTRANCE
- 160: METRO BANK
- 163: ARGOS
- 168: LA MART ASIAN SUPERMARKET, ENTRANCE
- 170-172: DUMAS GENE-ROSE-DELL
- 174-176: LUNA MART ACCESSORIES, ENTRANCE
- 178: ELLIS BRIGHAM SPORTS GOODS, ENTRANCE
- 180-182: HALIFAX BANK
- 183: MERRAVEL
- 185: SNOW+ROCK SPORTS GOODS & RUNNERS NEED SPORTS GOODS
- 187: ROAR FITNESS LONDON
- 189: BALANS FRENCH REST
- 193: KENSINGTON QUARTER
- 195: NATIONWIDE
- 197: FIVE GUYS OPTICIANS
- 199: STARBUCKS COFFEE SHOP, PAULINE BOOKS & MEDIA
- 197A: AMINDO RESTAURANT
- 173-171-169-167-165: THE ORGANIC PHARMACY, NATURAL THERAPY, HOLLAND & BARRETT, JOE & JUICE
- 159-157-155: VARIETY STORE (2 RETAIL FLOORS), LASER CLINICS UK, THREE
- 163: LORIS PARFUM
- 151-153: THE BODY LAB
- 1497: CALZADA LINGERIE

# Accessibility





# Accommodation

## SIZE

4,480 sq.ft.

## RENT

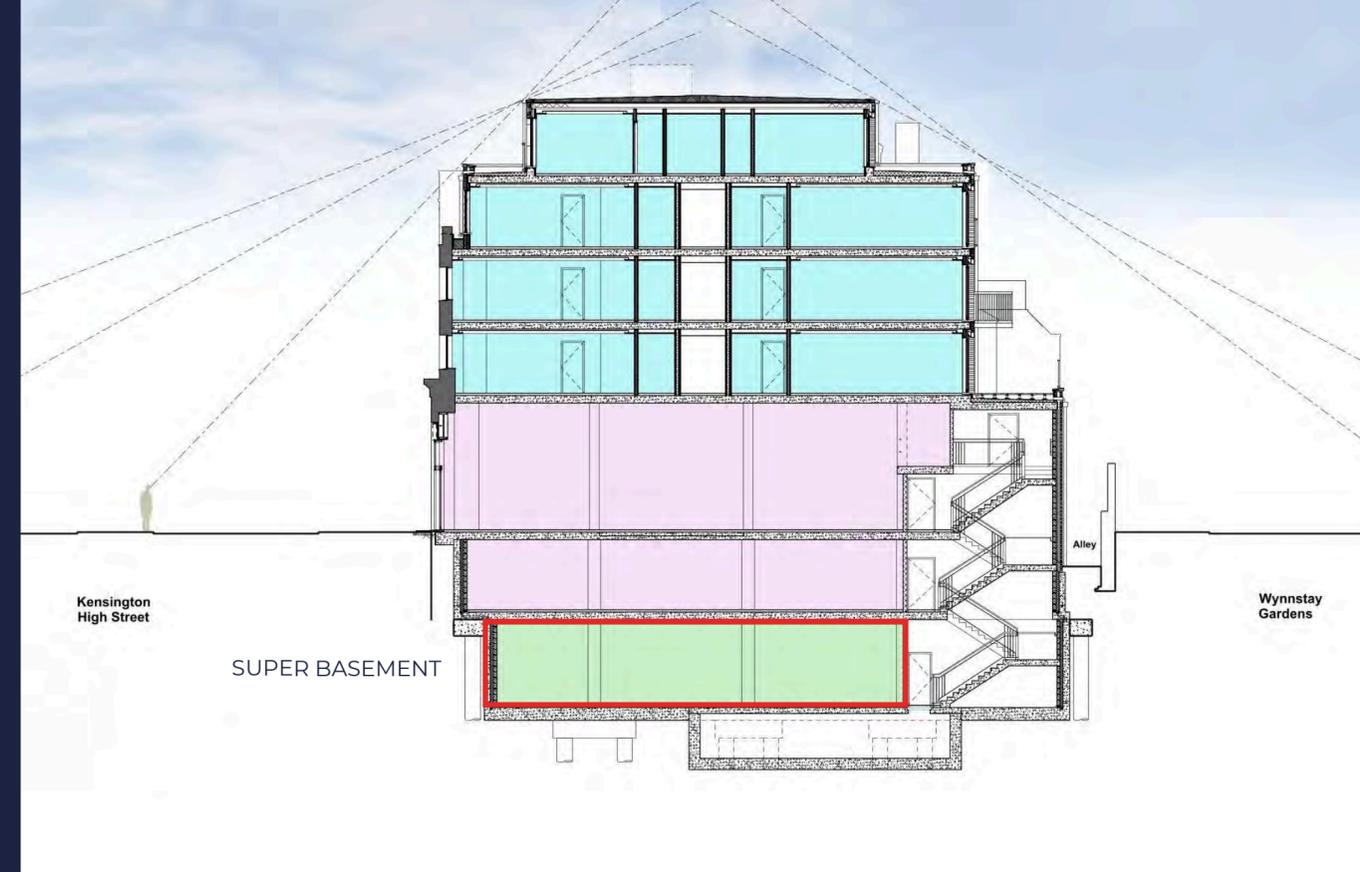
£180,000

## Service Charge (p.a.)

TBC

## Estimated Rates Payable (p.a.)

TBC



# Specifications

- Self-contained
- Lift access
- Capped off services
- Internal stairwell
- Shell and core
- Street reception
- 3 phase electricity

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## FLOOR PLANS

Available upon request.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

TBC

## VIEWINGS

Strictly through Robert Irving Burns & NCM Projects

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

## CONTACT US

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## OUR JOINT AGENTS

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