

# K-RISE

LONDON W8 6BA

A TRULY UNIQUE RETAIL OPPORTUNITY ALONG KENSINGTON HIGH STREET

4,340 sq.ft. to 8,680 sq.ft.

NCM PROJECTS

REAL ESTATE CONSULTANTS

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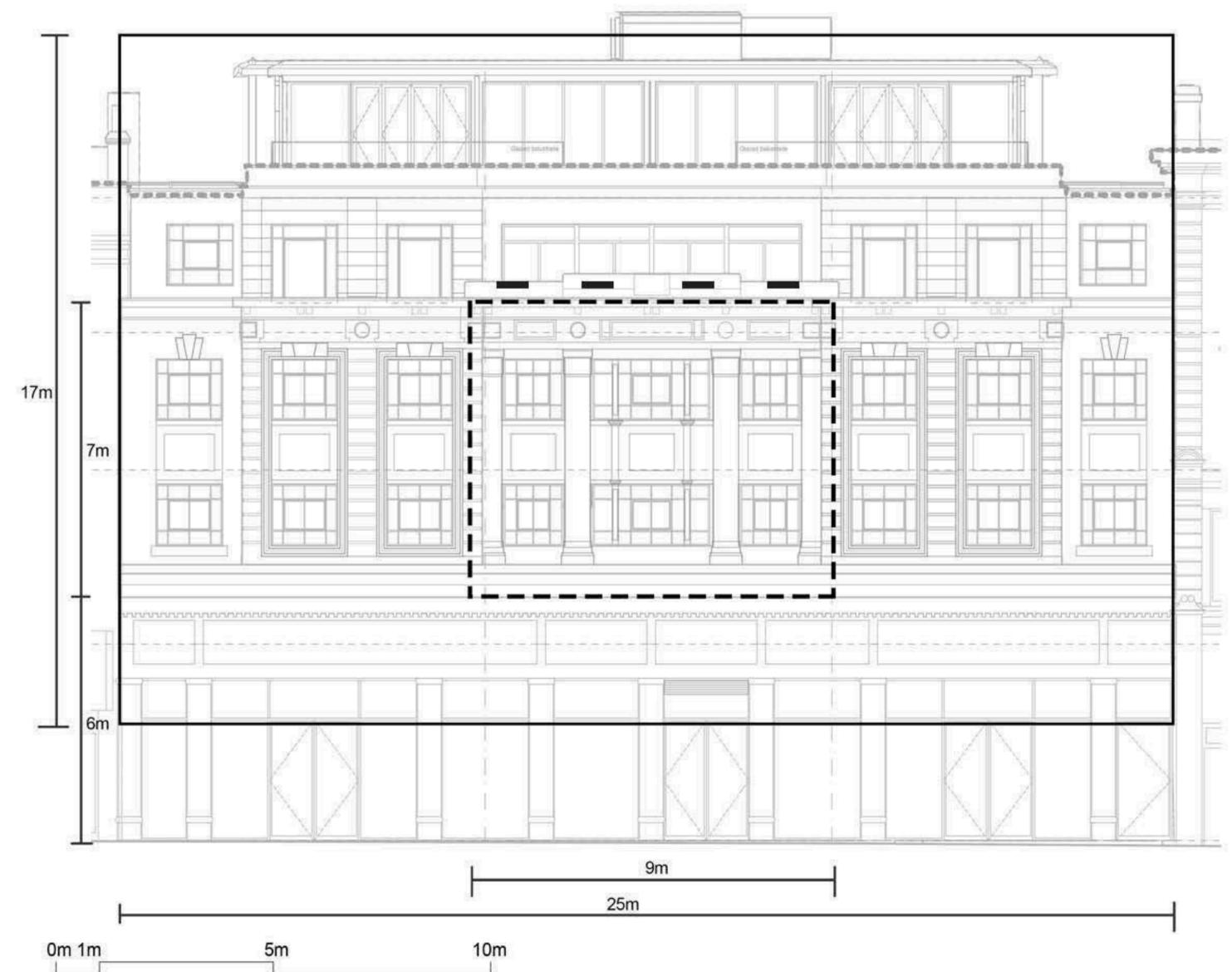
# K

## Welcome to K-Rise

A brand new development consisting of best in class retail space over mezzanine, ground and lower ground floor. The opportunity is suitable for a number of uses within Class E. The premises can be divided in half to create two retail opportunities.

Whether it be an outstanding restaurant, high end shopping mall or private medical facility, this premises has it all. Complete with 5m+ ceiling heights on ground floor and 26m frontage, the space is truly unique. There is an existing route for those requiring extraction.

**Totalling 8,681 sq. ft. (806.5 M)** – this opportunity is a rare find along London's famous Kensington High Street.



# K

## 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



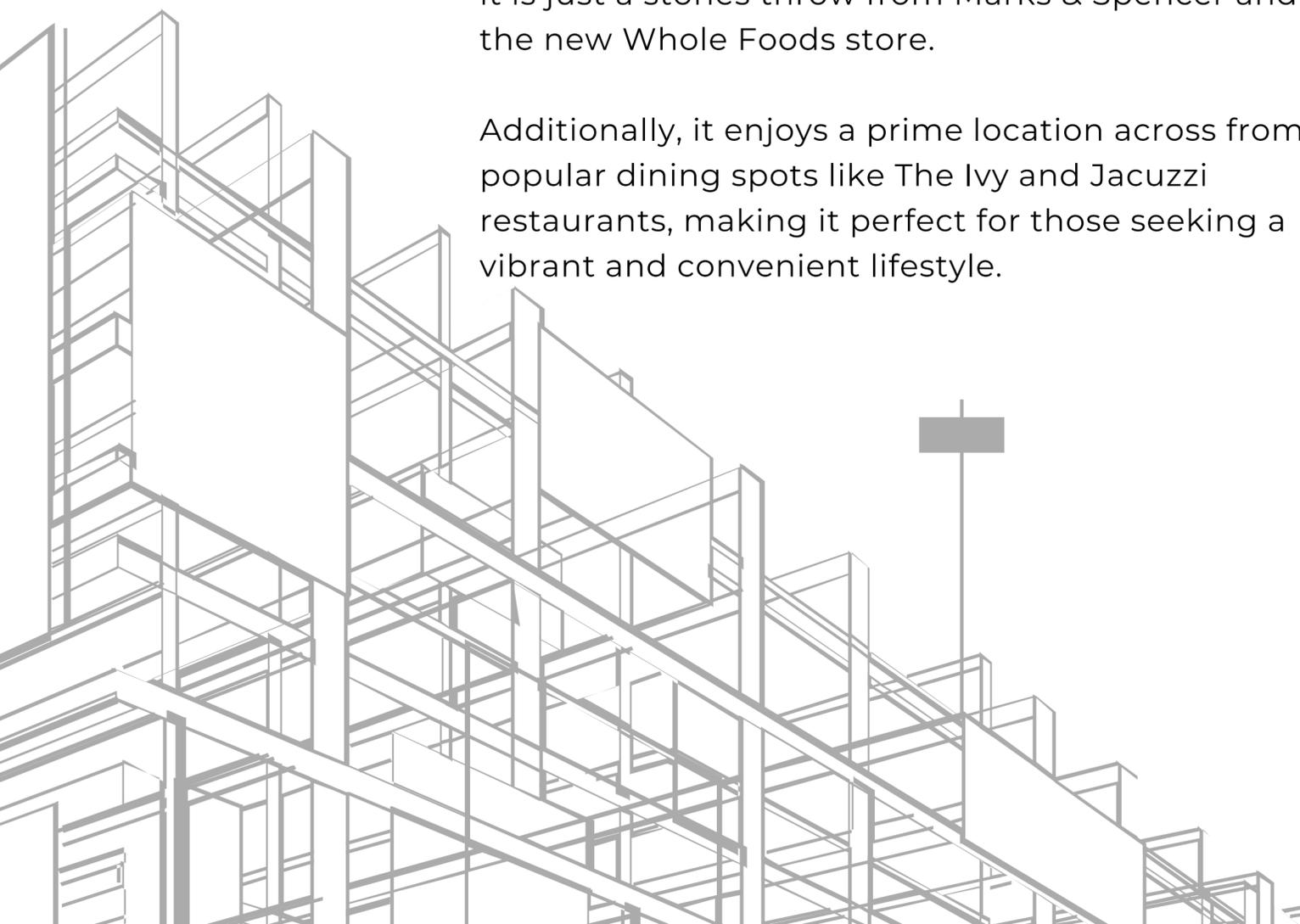
Ole & Steen



The Ivy



Natural History Museum





# KENSINGTON HIGH STREET

# K-RISE

PHILLIMORE GARDEN

STAFFORD TERRACE

AFCYLL ROAD

PHILLIMOR WALK

STAFFORD COURT

PHILLIMORE GARENS

TFOY COURT

TFOY COURT

ALLEN STREET

ABINGDON ROAD

ADAM & EVE MEN

ENTRANCE  
CAFE PHILIES  
2A

103 - 128

MEGAN'S RESTAURANT

202 - 206

CHARITY SHOP

202A

OXFAM

202B

ENTRANCE  
KARIE PILATES

198

TRAILFINDERS  
TRAVEL AGENT

194 - 196

ENTRANCE  
ROAR FITNESS LONDON

188

SNOW+ROCK  
& RUNNERS NEED

SPORTS GOODS

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SNOW+ROCK  
SPORTS GOODS

ENTRANCE

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MERAKI  
TRAVEL

180 - 182

HALIFAX  
BANK

ENTRANCE

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ELLIS BRIGHAM  
SPORTS GOODS

174 - 172

LA MART ASIAN SUPER MARKET

ENTRANCE

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DUMASCENE ROSE DELI

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CATALOGUE SHOWROOM

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ARGOS

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METRO  
BANK

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ENTRANCE

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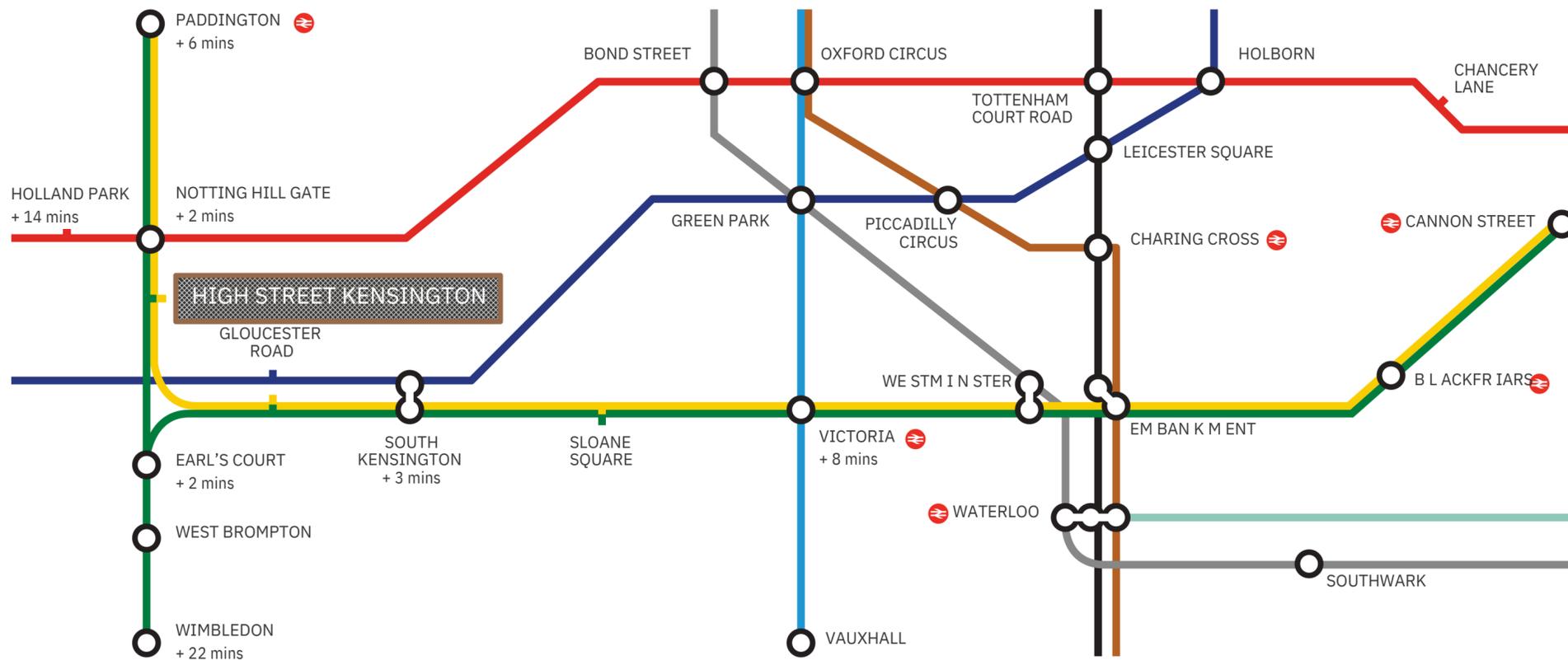
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# K Accessibility



— VICTORIA  
— CIRCLE  
— DISTRICT

— BAKERLOO  
— CENTRAL  
— JUBILEE

— NORTHERN  
— PICCADILLY  
— WATERLOO & CITY





## Description

This one of a kind retail opportunity is presently undergoing development and will be the best in class space along the high street, benefitting from amazing ceiling height on the ground floor of approximately 5m and unmatched frontage of circa 25m.

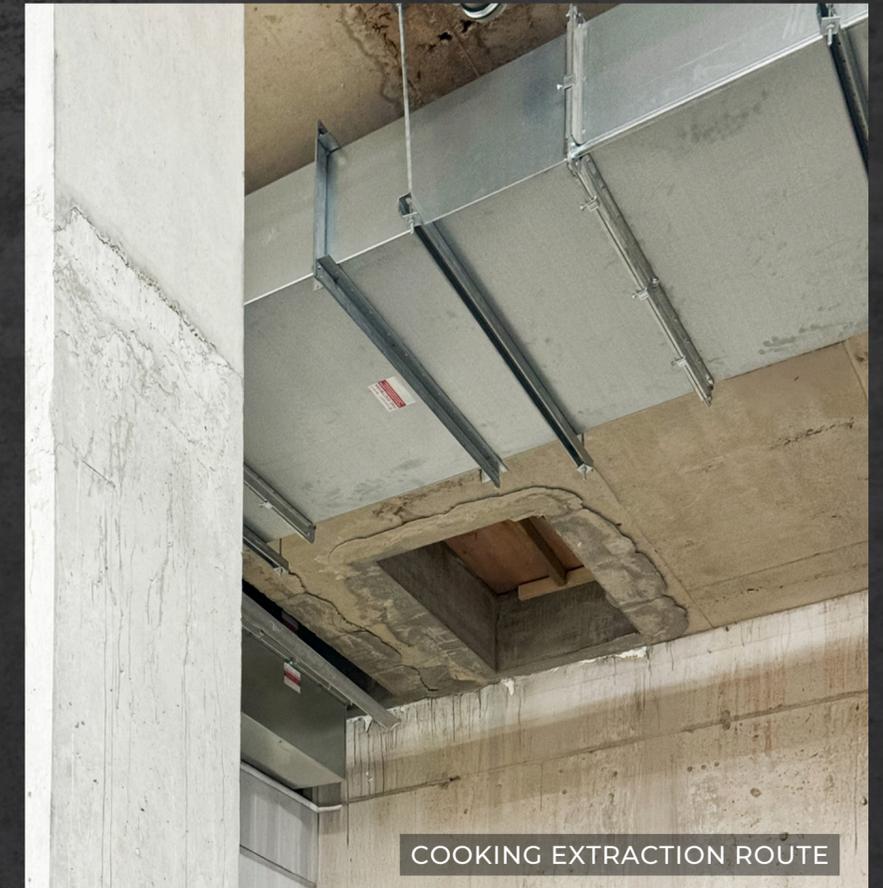
The premises already benefits from a cooking extraction route making it ideal for restaurant operators.



CGI of the consented scheme

# Specifications

- Existing extraction route
- 5m+ ceiling height on ground floor
- Superior frontage (25m)
- Self-contained



COOKING EXTRACTION ROUTE



LOWER GROUND FLOOR AREAS



# Accommodation

Please note the premises can be split into two separate retail units

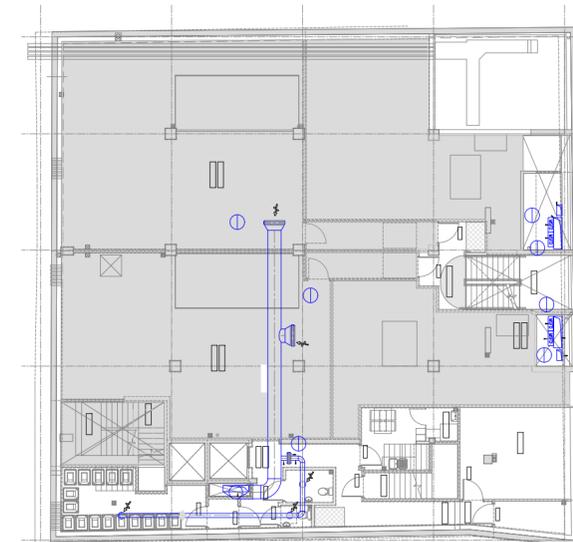
Net Internal Area  
**8,681 SQFT**



Lower Ground  
3,757 sq ft



Ground  
4,059 sq ft



Mezzanine  
864 sq ft

## SIZE

4,340 sq.ft. to 8,680 sq.ft.

## RENT

POA.



## LEASE

New effective Full Repairing and Insuring lease(s) 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.

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