



201 Kensington High Street

London, W8

**Prime Sub Basement  
premises suitable for a  
variety of Leisure uses such  
as Gym, Wellness,  
Experiential Concepts etc**

**3,500 sq ft**  
(325.16 sq m)

- Excellent Ceiling Height
- Good Entrance From High Street
- Blank Canvas Space
- New Lease
- Services Capped Off

# 201 Kensington High Street, London, W8

## Summary

Available Size	3,500 sq ft
EPC Rating	Upon enquiry

## Description

Ground floor entrance from High Street Kensington down two flights to sub basement with excellent ceiling height of approx 10ft. Currently in good developers shell condition ready to be fit out. Suitable for a variety of uses.

## Location

Located on Kensington High Street a short walk from Kensington High Street Underground Station, in amongst many restaurants, bars and retail operators, generating good amounts of passing trade every day at all hours of the day.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	3,500	325.16	Available
<b>Total</b>	<b>3,500</b>	<b>325.16</b>	

## Tenure

New Lease to be agreed for a term to be arranged subject to interval rent reviews

## Rent

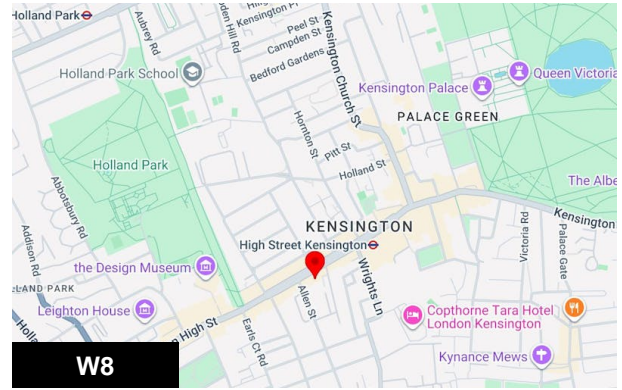
Upon Application

## VAT

May be applicable

## Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



## Viewing & Further Information



**Morris Greenberg**

0207 100 5520

[morris@cdgleisure.com](mailto:morris@cdgleisure.com)