

**Kensington W8
For Sale or To Let**

Fully fitted, furnished & self-contained, air-conditioned
offices

140 sq m 1,500 sq ft

Plug and play: flexible term from one year or virtual fhold



Rear Ground and lower ground, 15 Kensington High Street, W8 5NP

Situation & Location

Kensington High Street is an internationally recognised address and No 15 is situated at the eastern end, opposite the entrance to **Kensington Palace Gardens** and the **Royal Garden Hotel**. It is thus served by excellent shopping and leisure amenities including **Kensington Gardens**. **Kensington High Street underground** (Circle, District Lines) is close by. Please see location plan below.

Description & Accommodation

The property comprises a modern, fully fitted office arranged over the rear ground floor and basement. Currently largely open plan with a private office and a meeting room to the rear. Floorplan below:-

Amenities Air conditioning; kitchen; shower; fully furnished; meeting room; zoom room; breakout area; high speed broadband

Rent £75,000 per annum exclusive **Service Charge** £1.95 per sq ft

Lease Flexible lease term 1-5 years outside the Landlord & Tenant Act 1954

Or 999 year lease for sale: Guide Price £1,500,000

Legal Costs Each party to bear their own **Energy Performance Certificate** In preparation

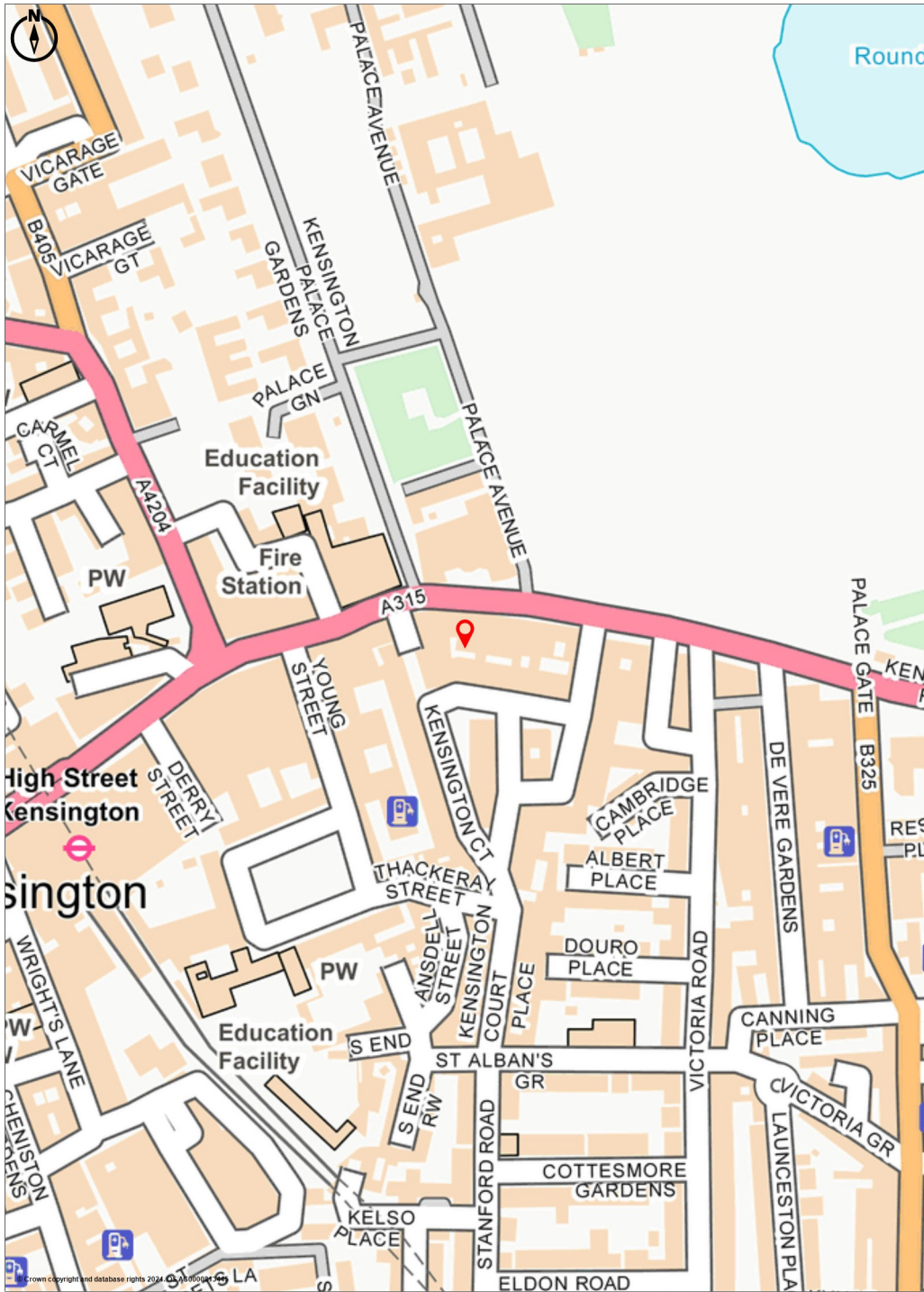
Business Rates The rateable value for the premises is £35,500 and the rates payable for the current year ending 31/03/25 are £17,714. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

VAT Not VAT opted **Possession** Immediate upon completion of legal formalities

Contact Sole agents: JMW Barnard LLP 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



Promap

LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

DRAWING TITLE:

BASEMENT FLAT, 15 KENSINGTON HIGH STREET,
W8 5NP

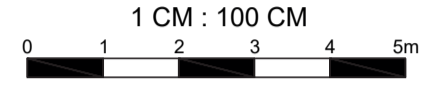
DATE:

19 May 2022



REVISION:

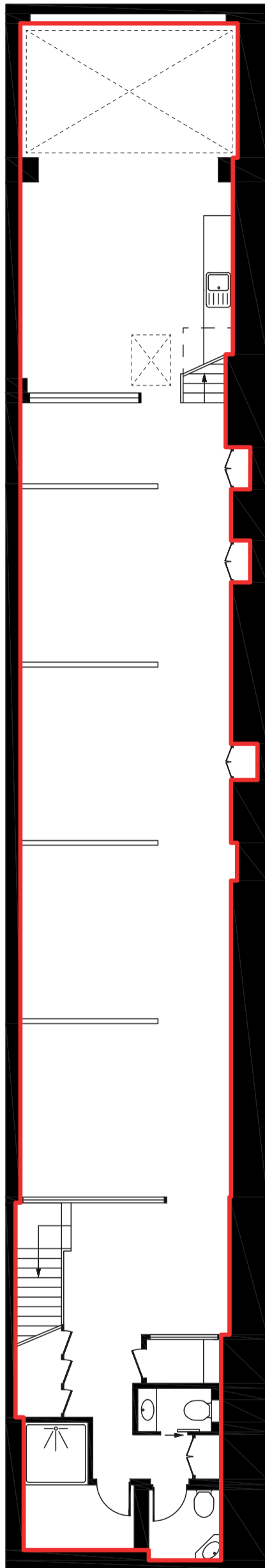
1 OF 1

SCALE: 1:100 AT A3

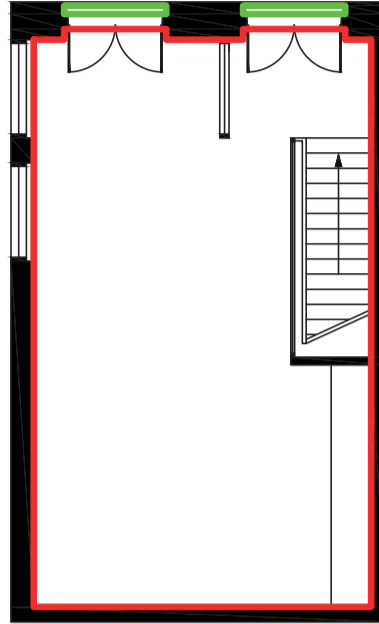


SCALE: For the plan to be scale, the above scale bar must measure correct when printed (for example 5cm)

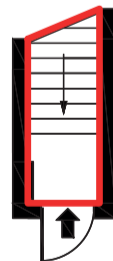
-  EXTERNAL DEMISED AREA
-  INTERNAL DEMISED AREA



Basement



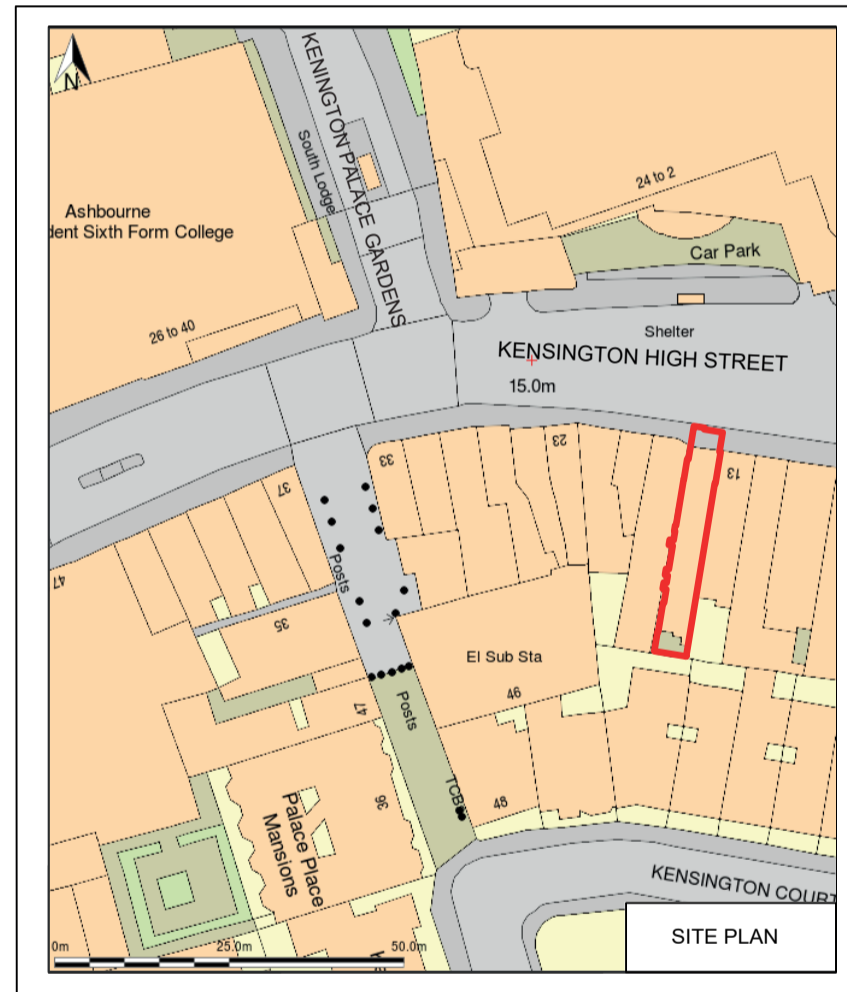
Ground Floor



Public Pavement

KENSINGTON HIGH STREET

Ground Floor



SITE PLAN