

CONTACTS

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SUBJECT TO CONTRACT



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375 Kensington High Street
LONDON

EXCLUSIVE KENSINGTON RETAIL OPPORTUNITY



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by: up-stands, plinths, protrusions, ceiling bulkheads, glazing mullions for full height glazing; (measured to the internal face of the glazing, not mullion), skirtings, plaster and other insitu wall finishes, cornices and the like. Where a wall is made up of both full height glazing and other external walling structure, dimensions are taken to the surface of both structures. M101/02CA/26311/1016.

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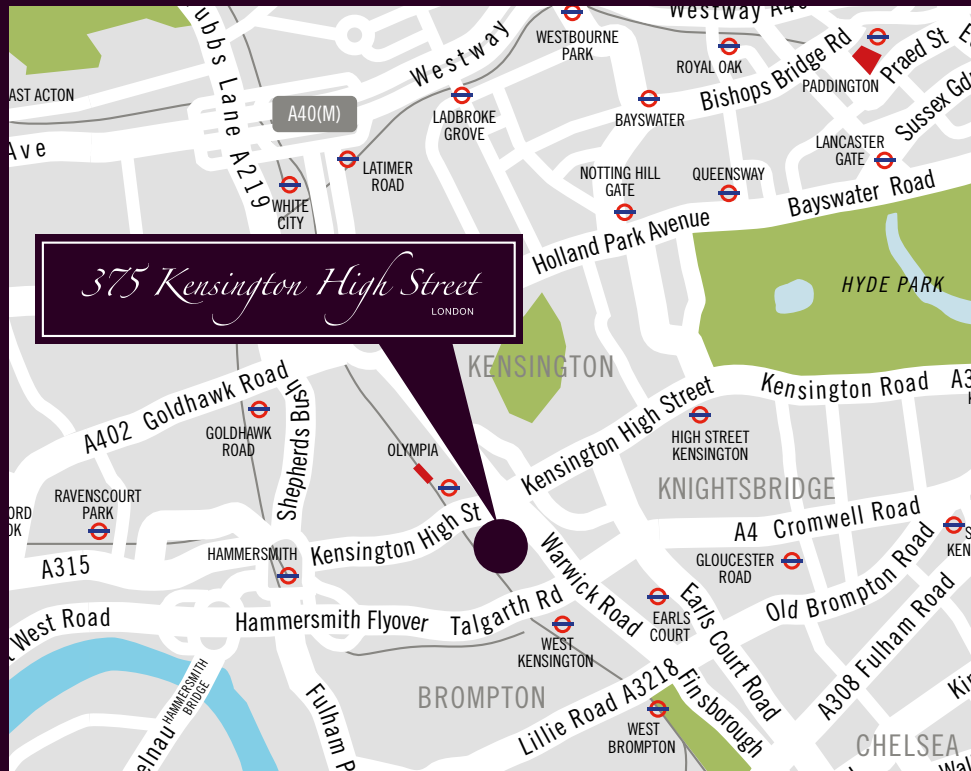
LOCATION

375 Kensington High Street is situated on the southern side of Kensington High Street occupying a prominent position at its junction with Holland Road and Warwick Road.

The retail premises form part of this prestigious residential development that consists of 535 apartments and penthouses arranged within the Warwick Road Masterplan, totalling approximately 1,250 residential units.

Kensington Olympia station is in close proximity, whilst High Street Kensington underground is within easy reach of the development.

The development is situated opposite the Hilton London Olympia Events Centre and Universal Music's UK offices. Other notable retailers in the vicinity include Costa and Sainsbury's.



Map is not to scale and indicative only.
Photography of 375 Kensington High Street is indicative only.

ACCOMMODATION

RETAIL UNITS

The proposed retail units are located in three blocks set on the back edge of the footpath on Kensington High Street. They provide the following approximate gross internal floor areas:

	sq ft	sq m
Wolfe House		
Unit 1	406	37.7
Trinity House		
Unit 4A	1,205	111.9
Unit 4B	917	85.2
Bridgeman House		
Unit 5	825	76.6

TIMING

Units available now.

LEASE TERMS

Premises available on a new FRI lease, terms to be agreed.

The units will be handed over in shell and core condition, with capped services ready to receive the tenant's finishes, fixtures and fittings. BREEAM rating – Very Good.

RENTAL

Further information available on request.

RATES & SERVICE CHARGE

Contact us for more information.

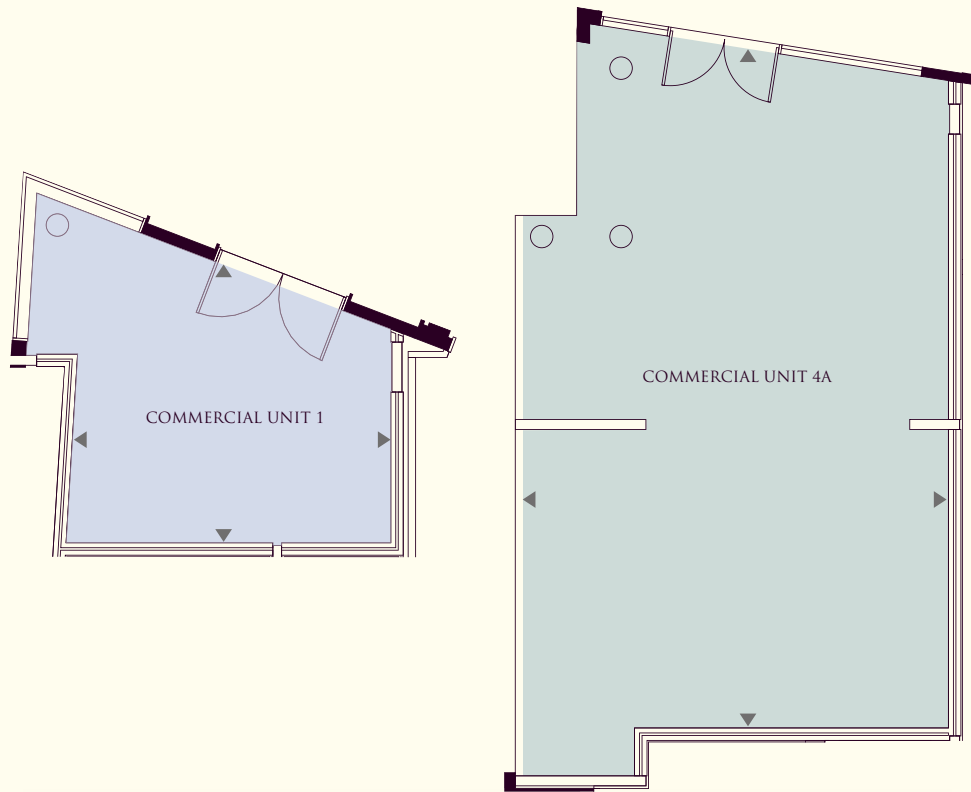


SITE PLAN



Map is not to scale, lifestyle photography and photography of commercial units at 375 Kensington High Street are indicative only.

FLOOR PLANS



WOLFE HOUSE (UNIT 1)

Dimensions
5462mm x 6334mm
17'11" x 20'9"

Use class: A1 – A4

EPC Rating C*

TRINITY HOUSE (UNIT 4A)

Dimensions
13644mm x 8490mm
44'9" x 27'10"

Use class: A1 – A4, sui generis

EPC Rating C*

TRINITY HOUSE (UNIT 4B)

Dimensions
11990mm x 7105mm
39'4" x 23'4"

Use class: A1 – A4, sui generis

EPC Rating C*

BRIDGEMAN HOUSE (UNIT 5)

Dimensions
10790mm x 7100mm
35'40" x 23'29"

Use class: A1 – A4

EPC Rating C*