



201-207
KENSINGTON
HIGH STREET
LONDON W8 6BA

SUPER BASEMENT

Presented by

NCM PROJECTS
REAL ESTATE CONSULTANTS

WWW.ncmprojects.co.uk
+44 (0)7850 258338

RIB
ROBERT IRVING BURNS

WWW.RIB.CO.UK
020 7637 0821

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 space is suitable for a number of uses within Class E.

Whether it be a high-end fitness studio, spa or private medical facility, this premises has it all.

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



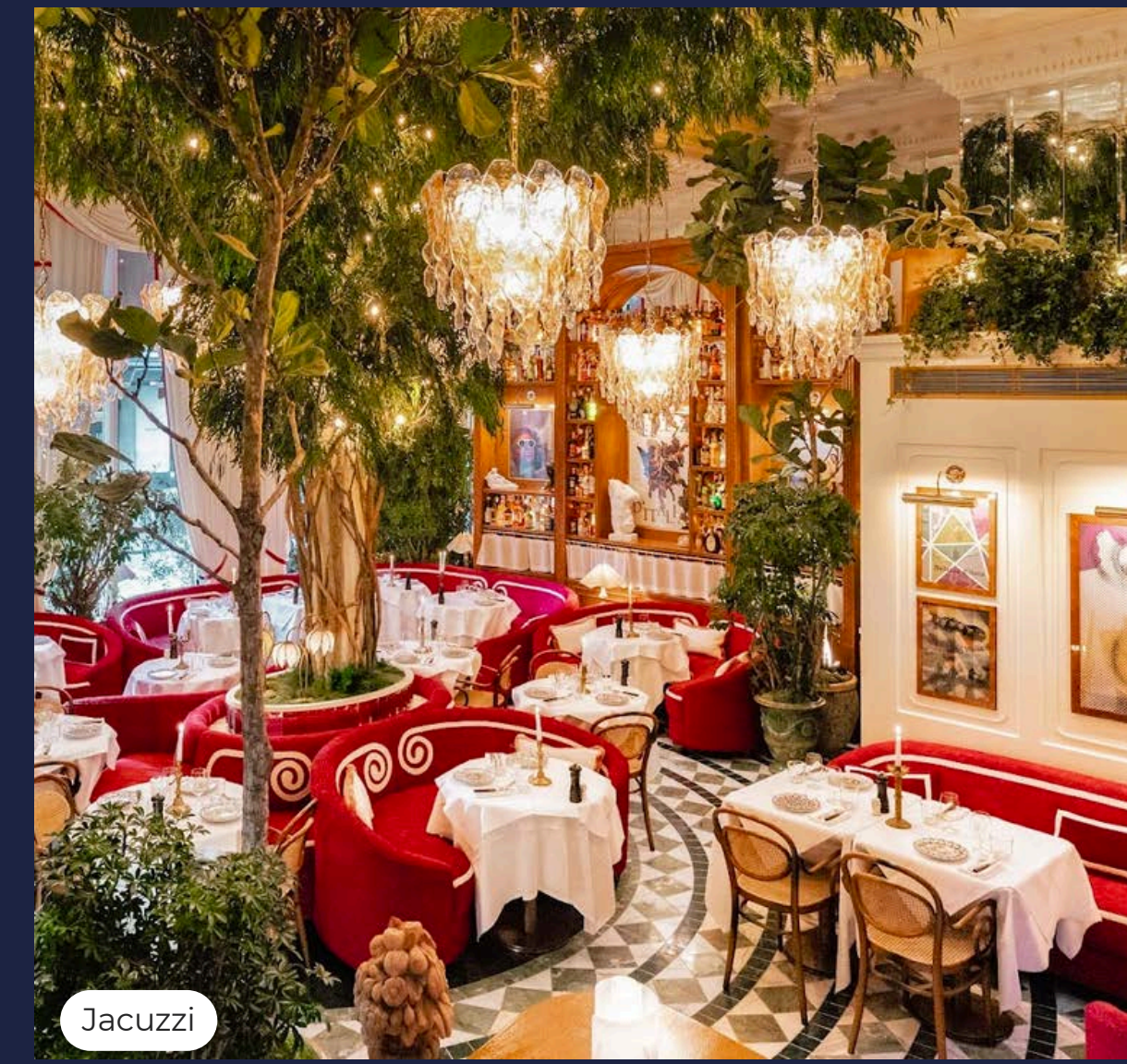
CGI of the consented scheme

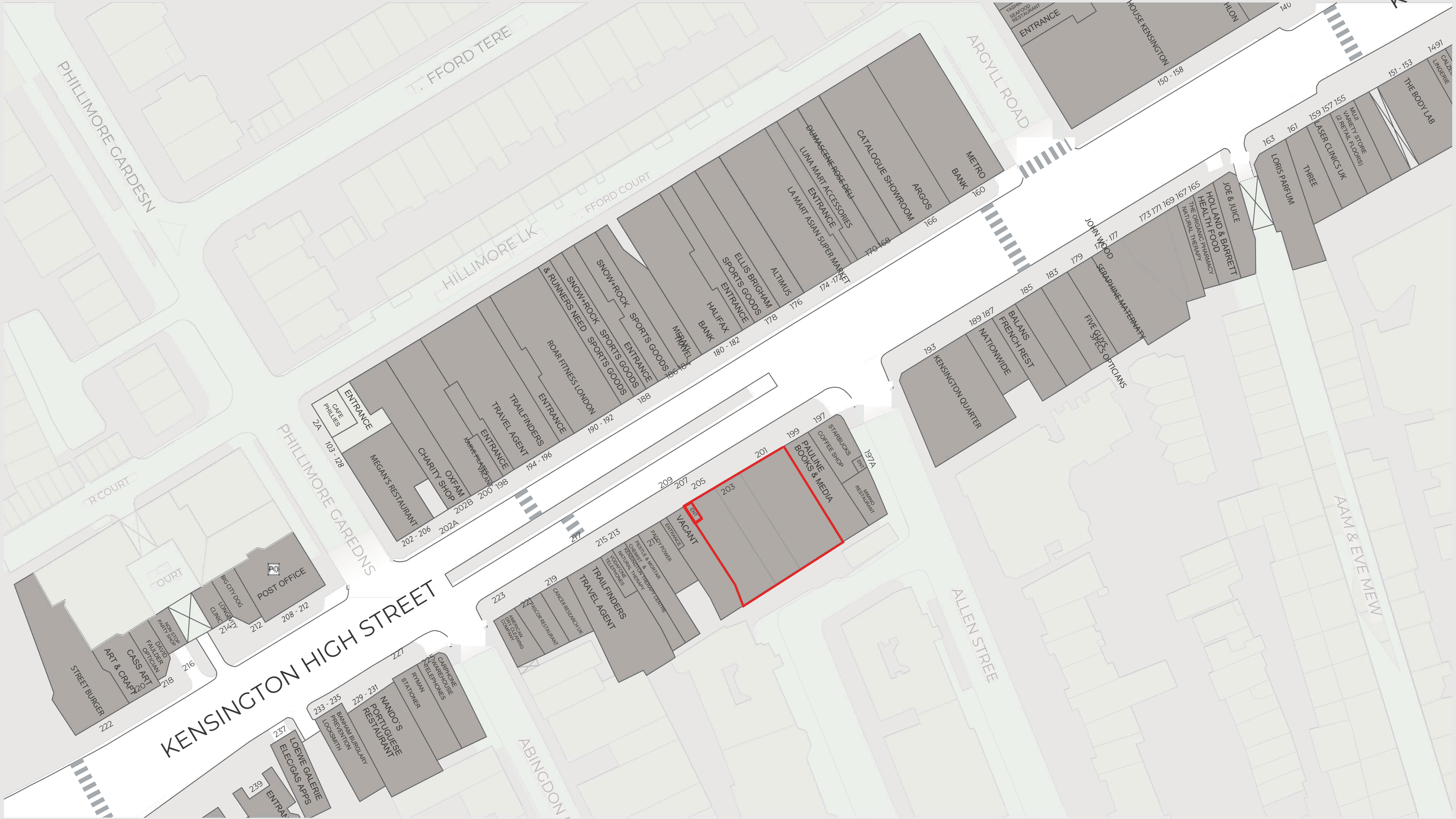
Location

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.





Accessibility





Accommodation

SIZE

4,480 sq.ft.

RENT

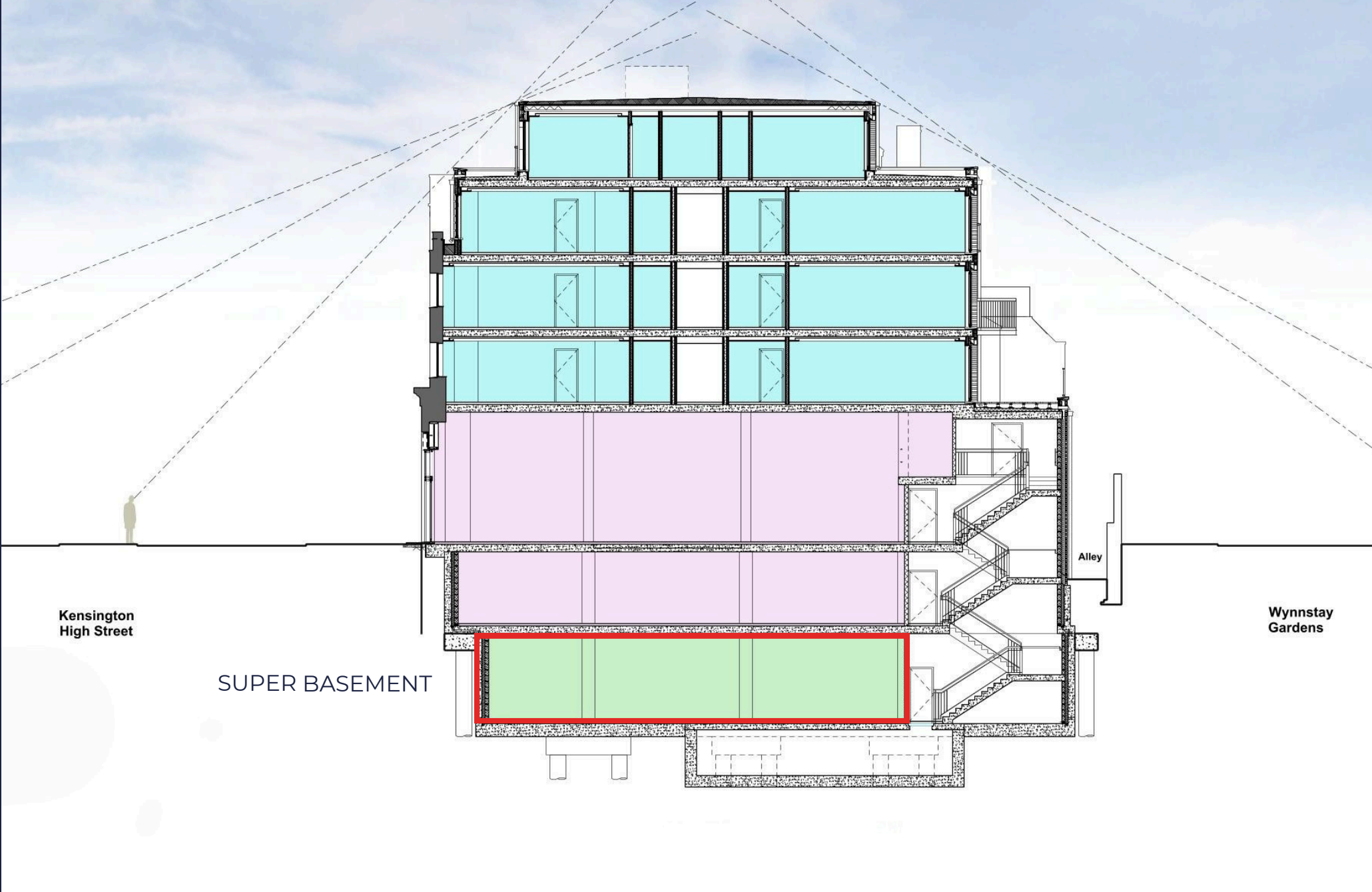
£180,000

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. May 2025

CONTACT US

Freddie Brett

0207 927 6575

Freddie@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

020 7927 0631

Matthewm@rib.co.uk



OUR JOINT AGENTS

Nicholas Marks

+44 (0)7850 258338

Nm@ncmprojects.co.uk