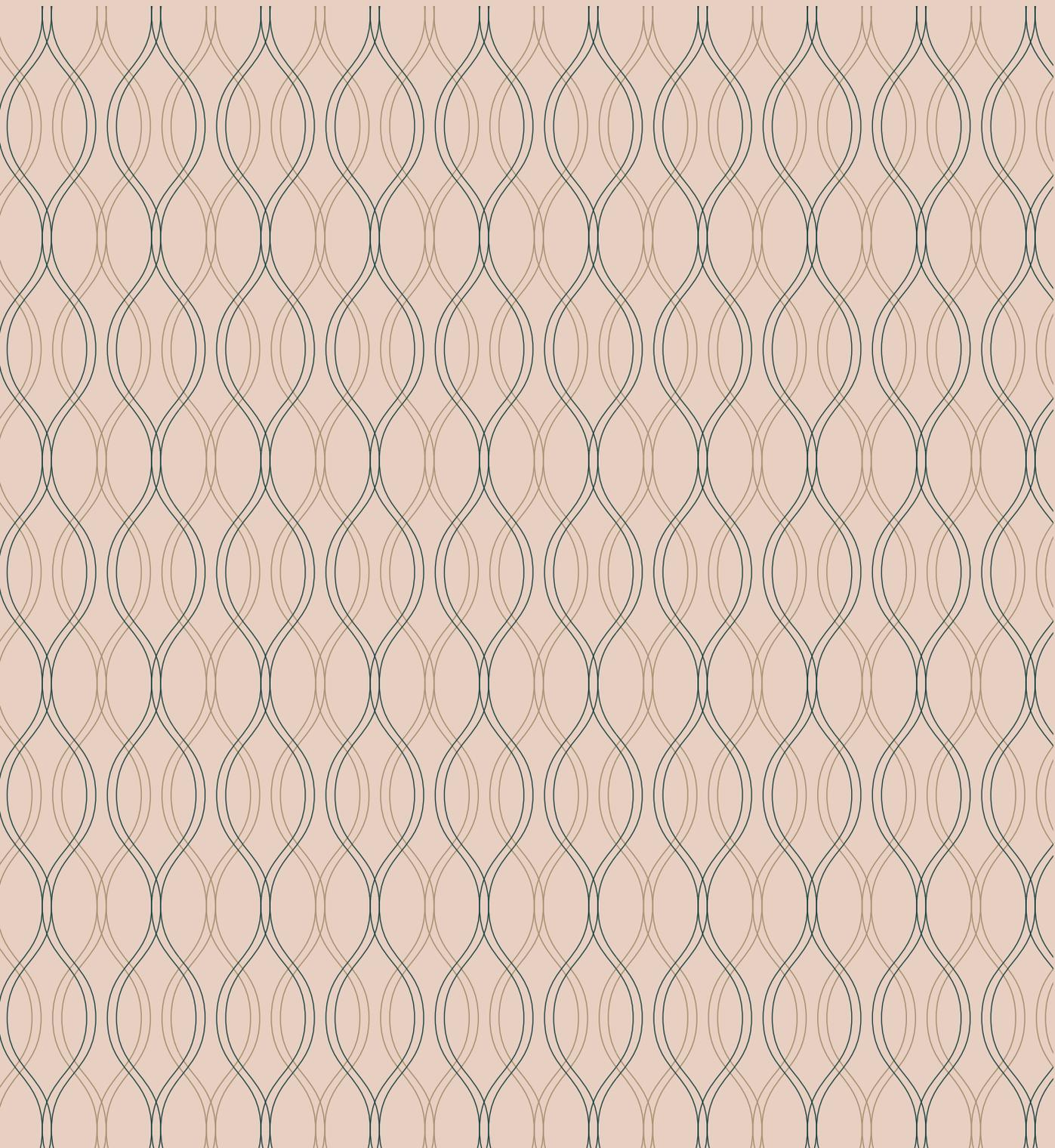


№197

KENSINGTON HIGH STREET





197 Kensington High Street (KHS) is a new, managed Headquarters style building providing over 4,446 sq ft of state-of-the-art office space in the heart of the Royal Borough of Kensington and Chelsea

197 KHS is located in a highly desirable location just three minutes walk from High Street Kensington tube station, surrounded by innovation, inspiration and culture

The Royal Borough of Kensington and Chelsea is one of the most affluent in London and is bordered by Holland Park to the west, Notting Hill to the north, Chelsea to the south and Knightsbridge to the east.

The area is home to world renowned tourist and cultural attractions including the Natural History Museum, Victoria & Albert Museum, Royal Albert Hall, Kensington Palace Gardens and the Design Museum. Being equidistant between Holland Park and Kensington Gardens, there is also easy access to some of London's most popular park gardens.



Newly built and exclusive, each office has an air of sophistication and is available on flexible terms from 24 months, price on application

- Open-plan and self-contained
- Fully-fitted & managed on your behalf
- Dedicated meeting rooms, break-out areas and kitchens
- 24/7 access, facilities and IT support
- Lift and modern stair access to all floors
- Bicycle parking, showers and lockers
- Zoom rooms
- EPC rating A22







The finishes and specification of the building have been chosen to meet the requirements of all types of occupiers



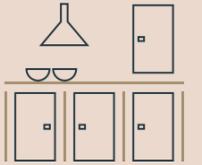
FULLY-FURNISHED



DEDICATED MEETING ROOMS



BREAK-OUT SPACES



DEDICATED KITCHENS



AIR CONDITIONING & HEATING



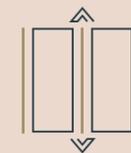
HIGH SPEED WIFI



ZOOM ROOMS



24/7 ACCESS



PASSENGER LIFT



TOILET FACILITIES



BICYCLE STORAGE



SHOWER & LOCKERS

Floor	sq m	sq ft
First	120.3	1294
Second	120.3	1294
Third (Terrace)	100.4 (20.3)	1080 (219)
Fourth (Terrace)	72.3 (16.6)	778 (179)
Total	413.3	4446

The building is offered to occupiers on the basis of a managed letting arrangement



KENSINGTON HIGH STREET

ALLEN STREET



GROUND

- Reception
- Bicycle Storage

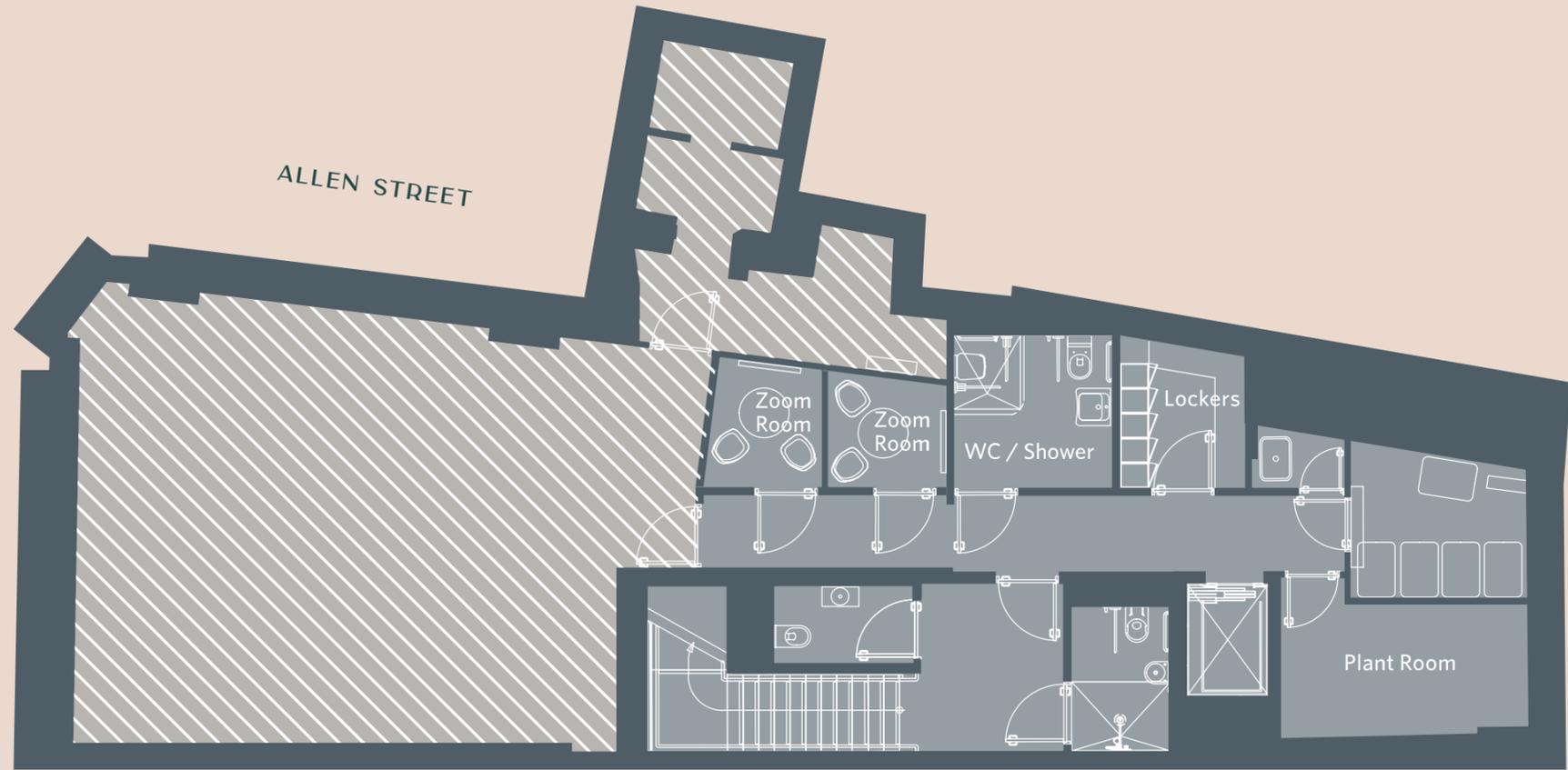


LOWER GROUND

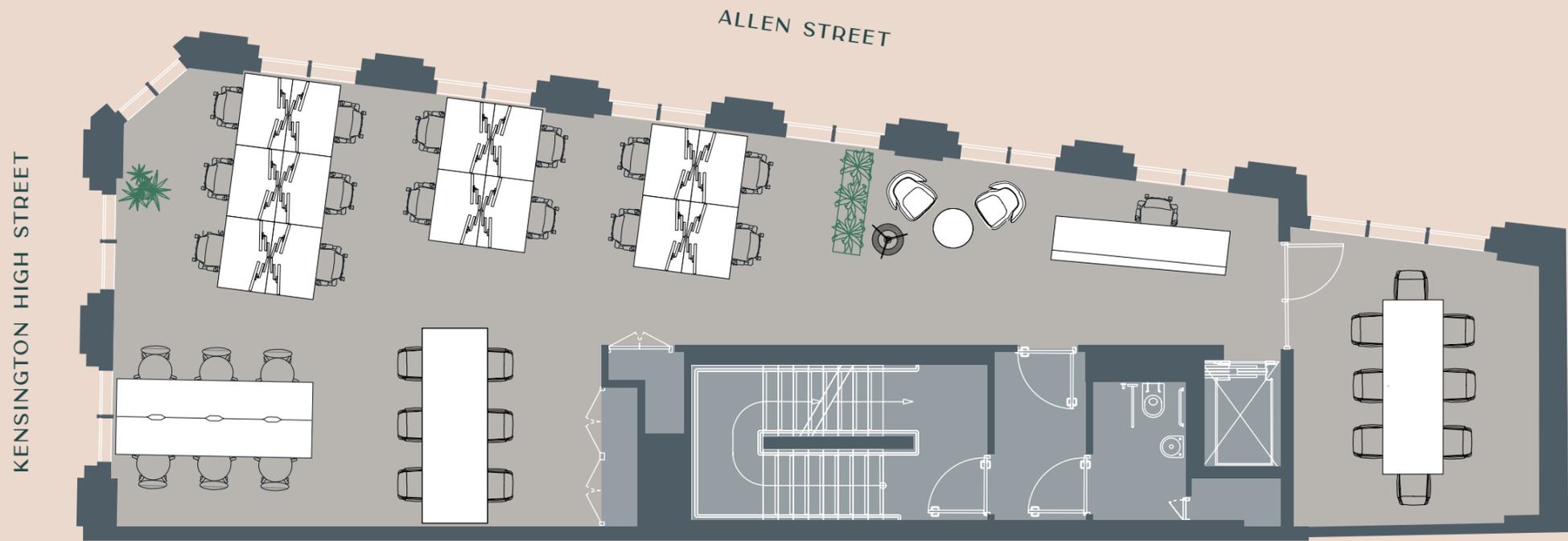
- 2 Zoom Rooms
- Lockers
- Accessible Shower

KENSINGTON HIGH STREET

ALLEN STREET



Floorplans are not to scale, are indicative only and subject to change.



FIRST FLOOR

120.3 sq m / 1294 sq ft

- 14 Workstations
- Meeting Rooms (Boardroom) x 1
- Collaborative Working Area (6 people)
- Reception
- Bench Desk (6 people)
- Dedicated Kitchen



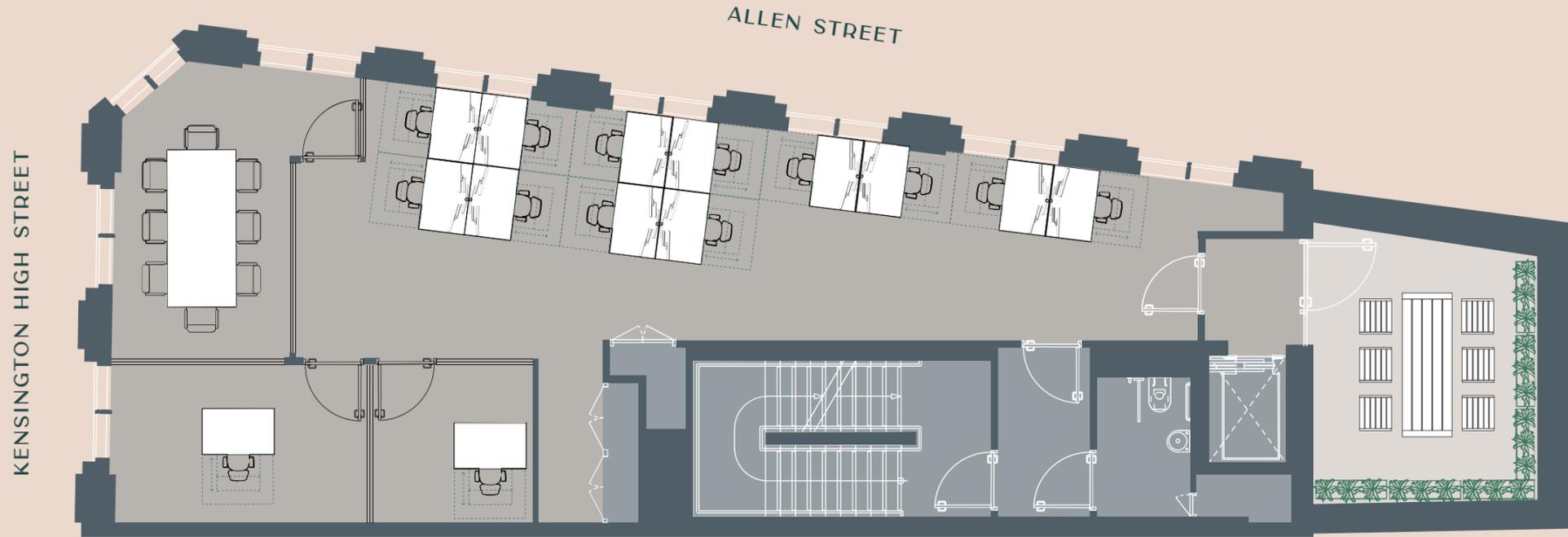
SECOND FLOOR

120.3 sq m / 1294 sq ft

- 22 Workstations
- Meeting Rooms (Boardroom) x 1
- Bench Desk (6 people)
- Dedicated Kitchen



Floorplans are not to scale, are indicative only and subject to change.



THIRD FLOOR

100.4 sq m / 1080 sq ft

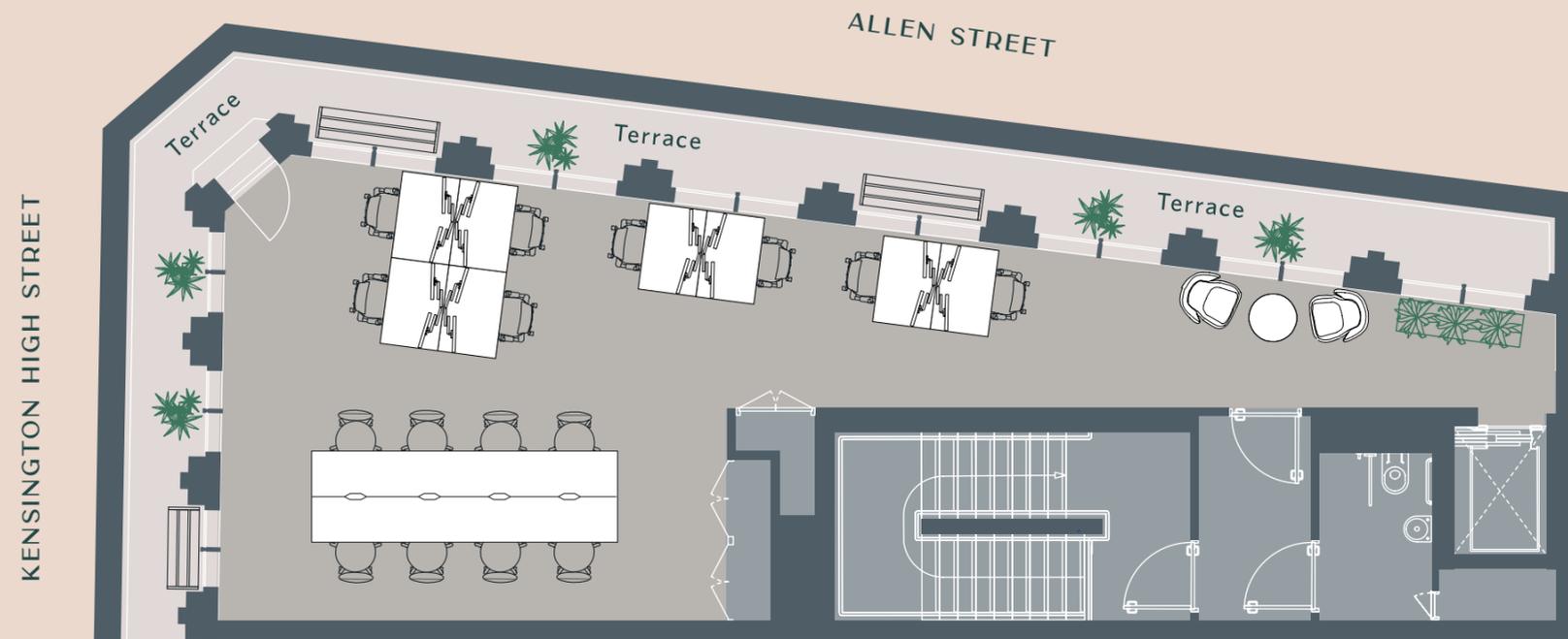
- 16 Workstations
- Collaborative Working Area (6 people)
- Bench Desk (6 people)
- Dedicated Kitchen
- Terrace (219 sq ft)



FOURTH FLOOR

72.3 sq m / 778 sq ft

- 8 Workstations
- Collaborative Working Area (8 people)
- Dedicated Kitchen
- Terrace (179 sq ft)



Floorplans are not to scale, are indicative only and subject to change.



A cultural quarter and home to luxury lifestyle brands

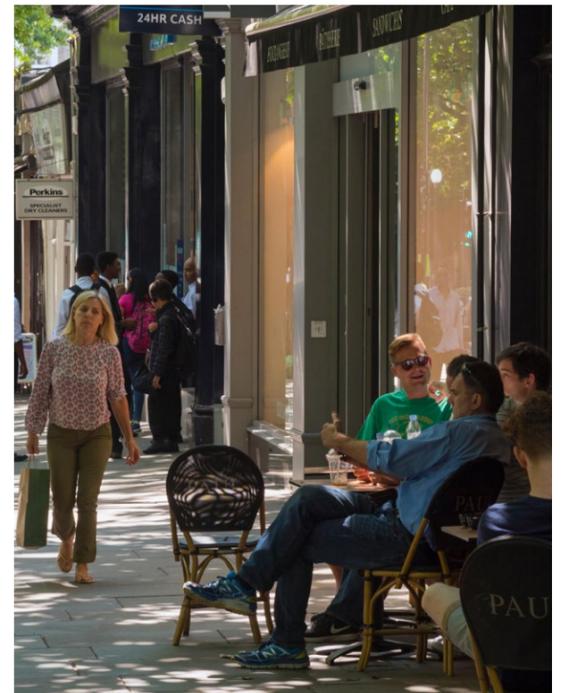
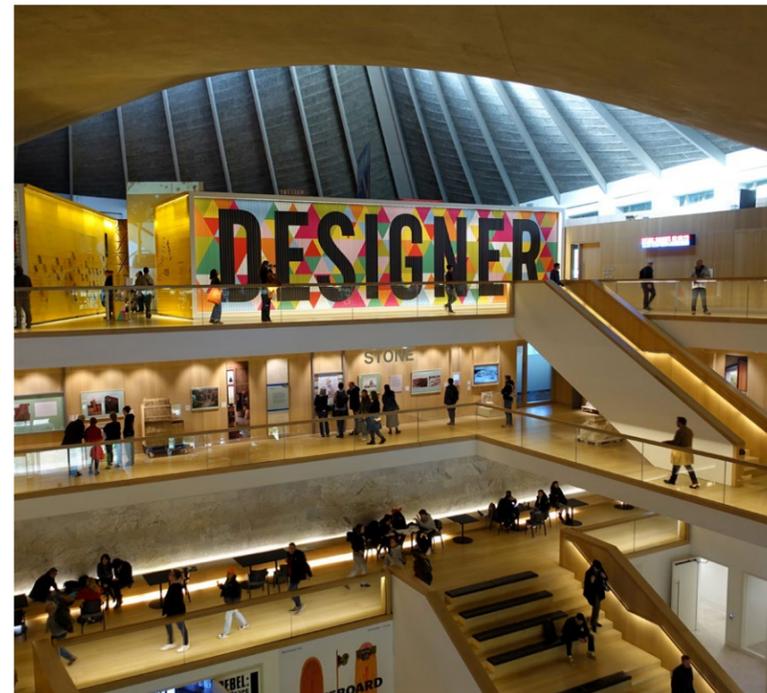
The area is one of London's leading retail destinations that benefits from footfall from both wealthy local residents and large volumes of tourists visiting local attractions.



© The Blowup



© Michael D Beckwith



Kensington, a unique mix of boutique dining and high fashion

Kensington High Street hosts a range of high quality flagship fashion stores including Massimo Dutti, Zara, Jigsaw, The Kooples, and Kurt Geiger. There is also a wide variety of restaurants in Kensington including Babylon, The Belvedere, Kitchen W8 and Clarkes.



WHOLE FOODS

DISHOOM



Massimo Dutti

ORÉE

JOE & THE JUICE

BALANS

KENSINGTON HIGH STREET

L'OCCITANE EN PROVENCE

OLE & STEEN LAGKAGEHUSET

THE IVY

COS

ROAR

COTSWOLD COMPANY

megan's



DINING

- | | | |
|--------------------|---------------------|-------------------------|
| 1. Gail's | 7. Ole & Steen | 13. Rosso |
| 2. Megan's | 8. The Ivy | 14. Melbury Market |
| 3. Balans | 9. The Roof Gardens | 15. Labakery |
| 4. Joe & the Juice | 10. Dirty Bones | 16. The Hand and Flower |
| 5. Orée | 11. Whole Foods | 17. Society |
| 6. Dishoom | 12. Kitchen W8 | 18. Hare & Tortoise |

RETAIL

- | |
|-------------------|
| 19. Cotswold |
| 20. Massimo Dutti |
| 21. Cos |
| 22. L'Occitane |
| 23. Hobbs |
| 24. Waitrose |

LIFESTYLE

- | |
|-----------------------|
| 25. Roar |
| 26. Equinox |
| 27. Core Collective |
| 28. Hilton Kensington |
| 29. BeyondMed |
| 30. Olympia |

Travel links to and from 197 KHS are excellent. The property is 250m from High Street Kensington Tube Station (Circle and District Line) and 0.9 miles from Notting Hill Gate Tube Station (Central Line). There are also a number of bus routes running

along Kensington High Street, providing good connectivity to the immediate and wider area. Further afield the M4 is 4.1 miles to the west and provides easy access to Heathrow and the national motorway network via the M25.

Journey in minutes from High Street Kensington tube station:



Let us be your landlord partners

WE OWN OUR BUILDINGS

- Direct contact with the building owner
- No ambiguity over responsibilities
- Efficient query resolution
- Access to quality communal amenities across the portfolio

WE MANAGE OUR BUILDINGS

- We can more effectively manage your end-to-end user experience
- One point of contact for all your office needs
- We fully control connectivity of all our buildings

WE ARE INVESTORS IN LONDON REAL ESTATE

- We offer options to grow within your desired location or across our London portfolio
- We have a network of trusted suppliers and service providers
- All our locations offer high-quality office accommodation tailored to the location in which they sit



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