№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

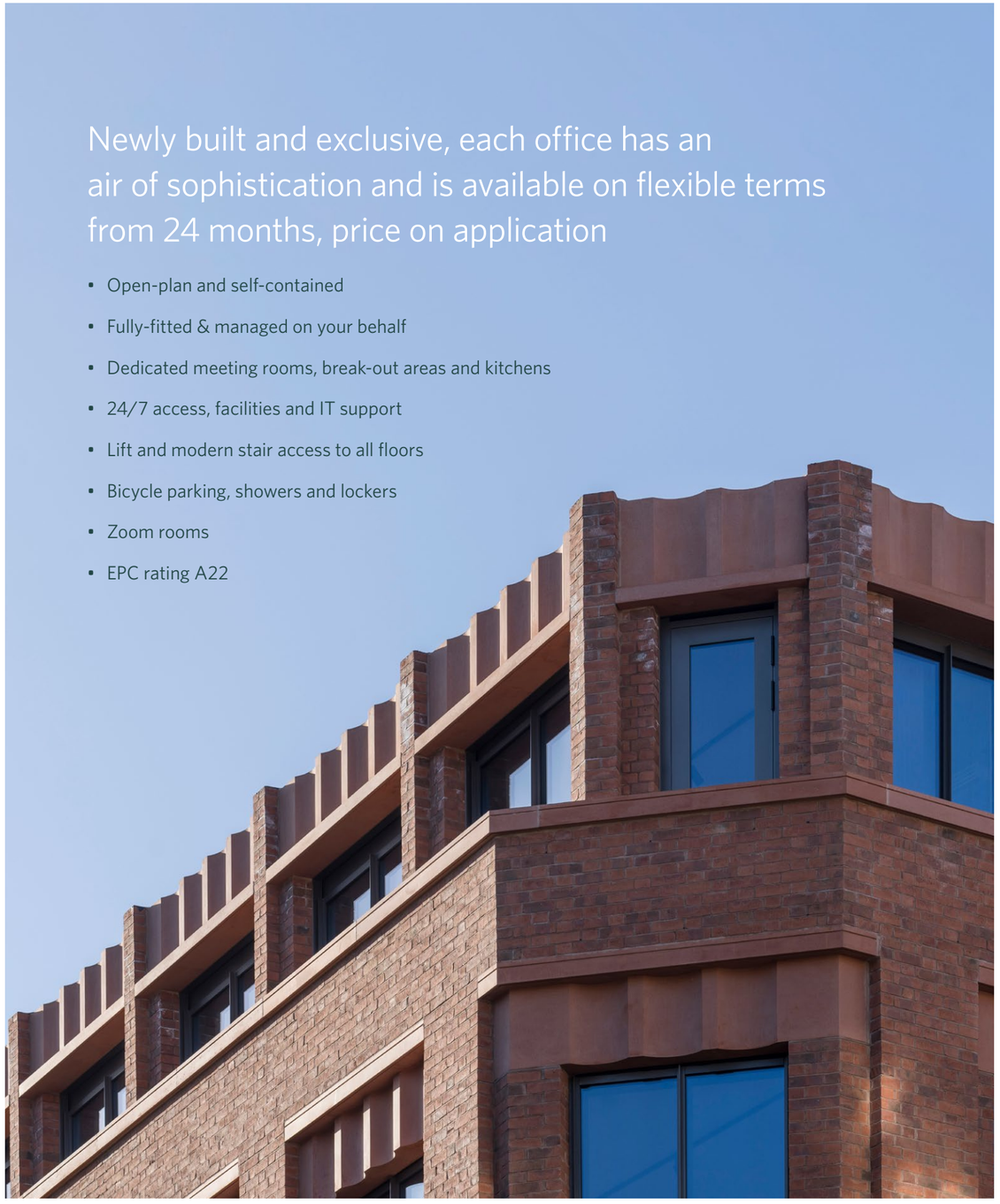
197 KHS is located in a highly desirable location just three minutes walk from High Street Kensington tube station, surrounded by innovation, inspiration and culture

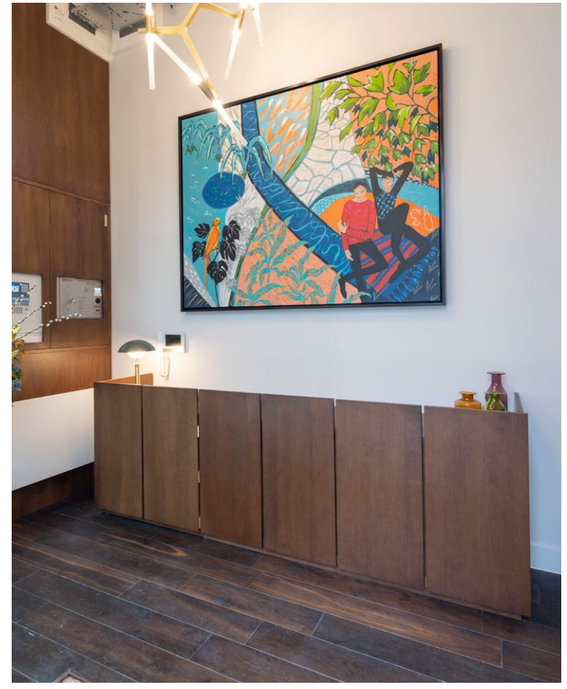
The Royal Borough of Kensington and Chelsea is one of the most affluent in London and is bordered by Holland Park to the west, Notting Hill to the north, Chelsea to the south and Knightsbridge to the east.

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





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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

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

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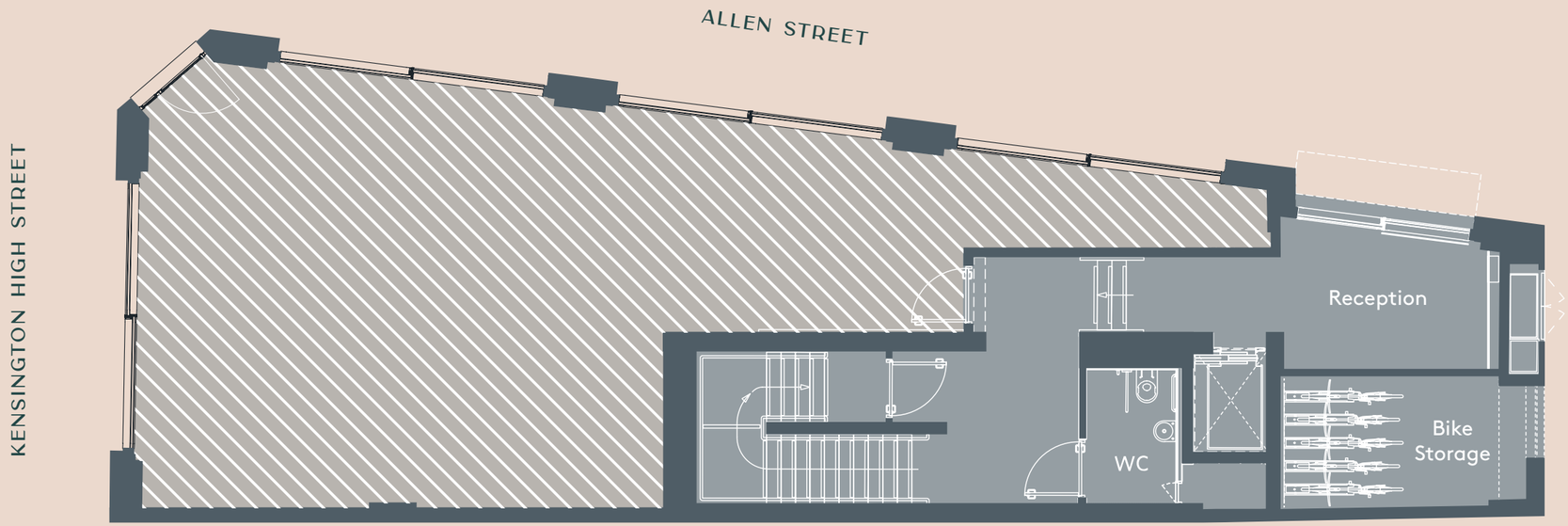


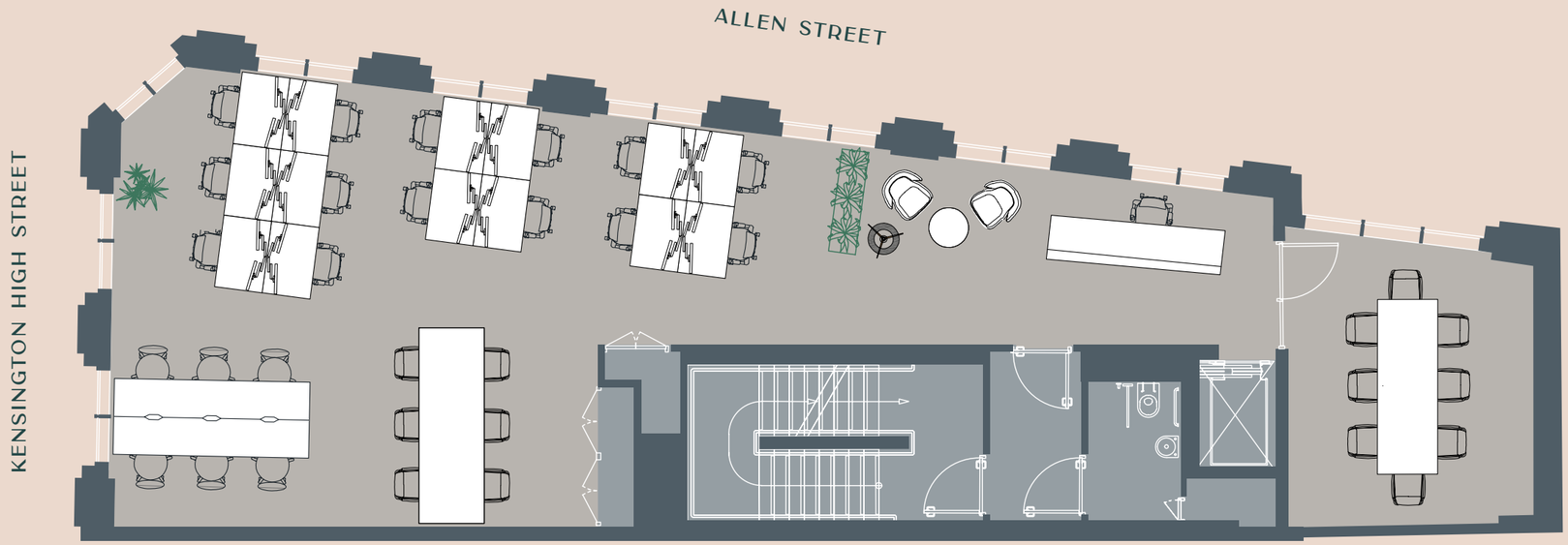
GROUND

- Reception
- Bicycle Storage

LOWER GROUND

- 2 Zoom Rooms
- Lockers
- Accessible Shower

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



FIRST FLOOR

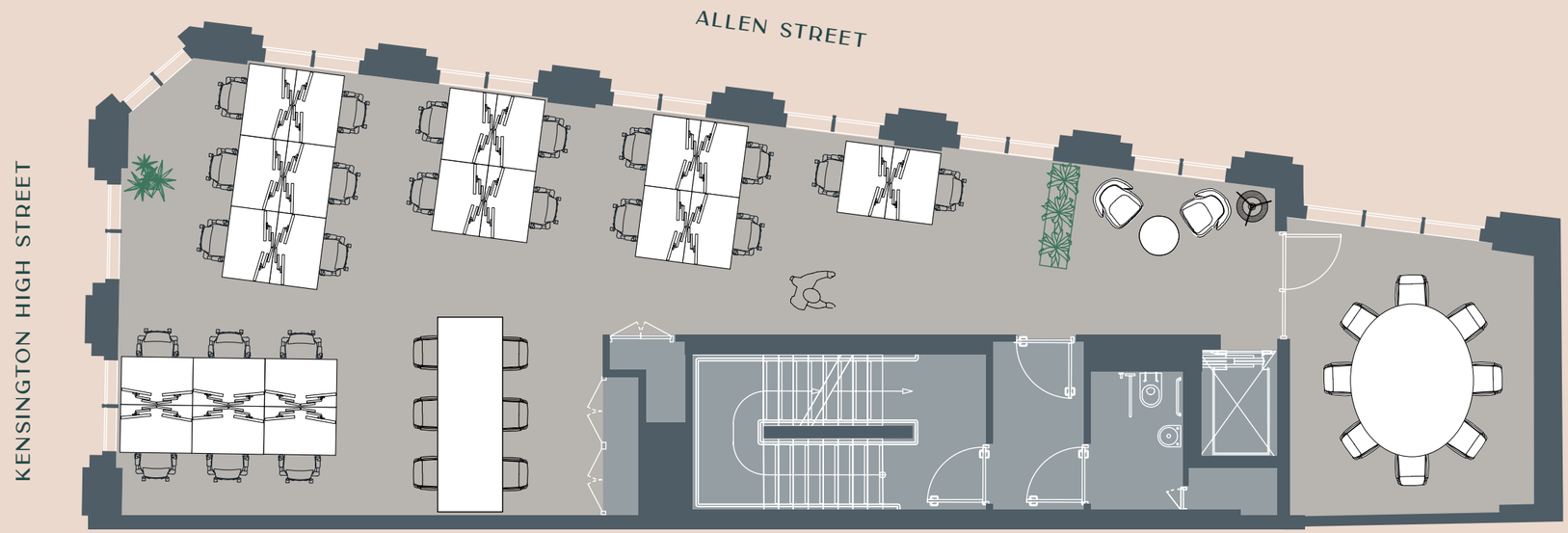
120.3 sq m / 1294 sq ft

- 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



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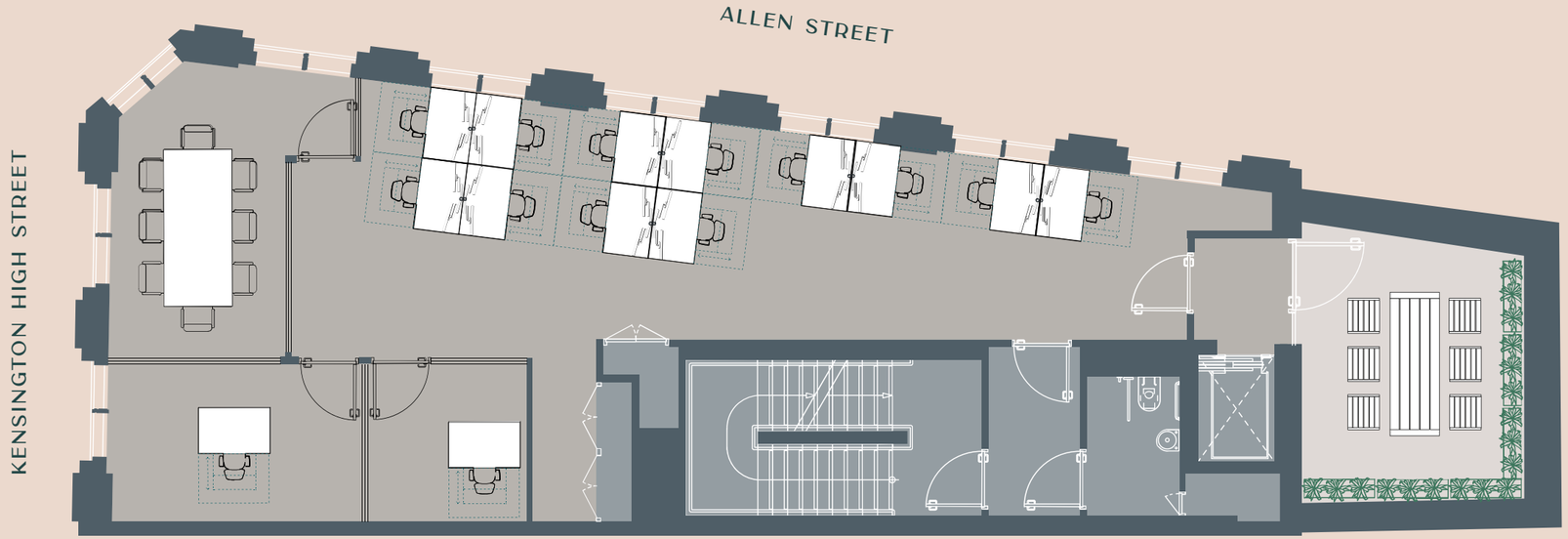


THIRD FLOOR

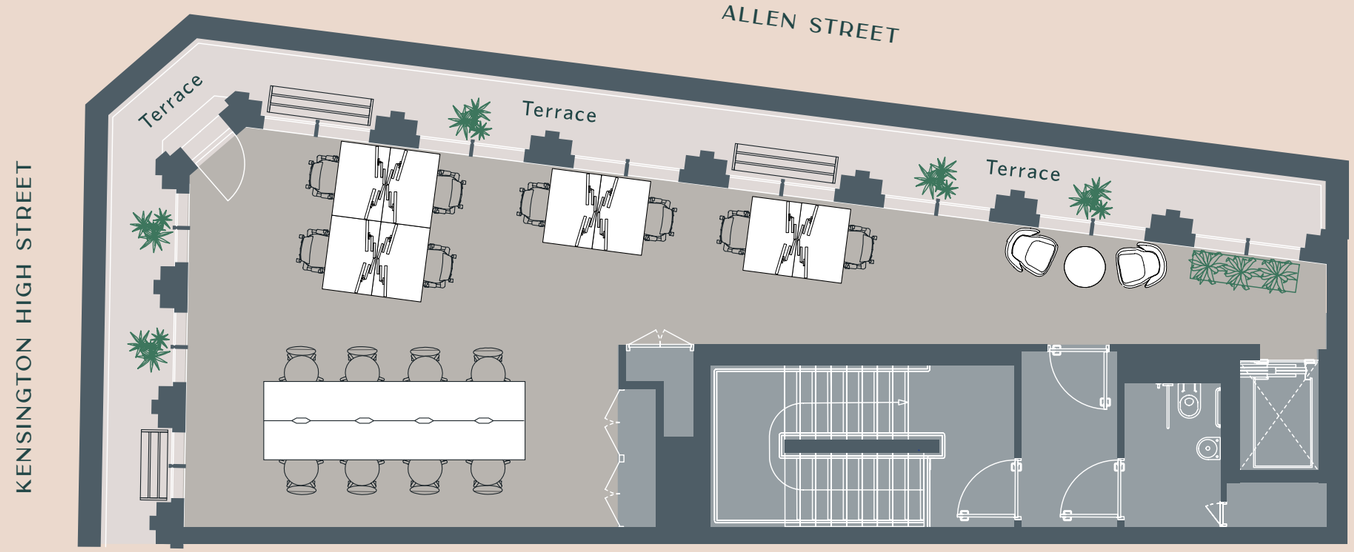
100.4 sq m / 1080 sq ft

- 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)



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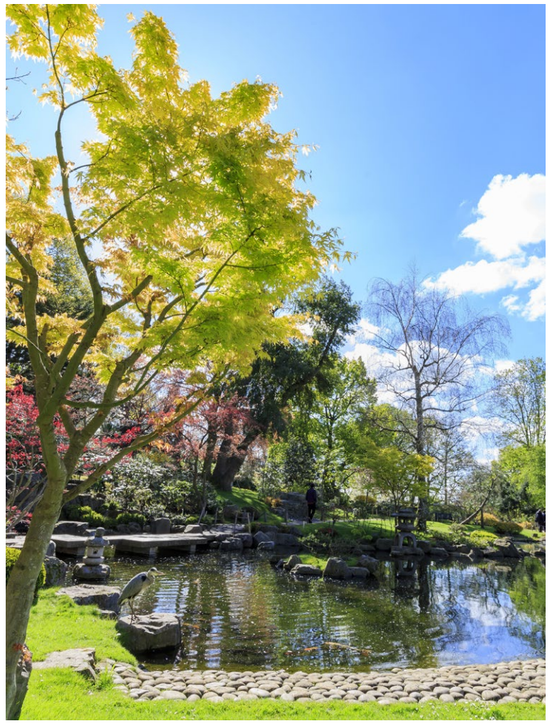
A cultural quarter and home to luxury lifestyle brands

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.



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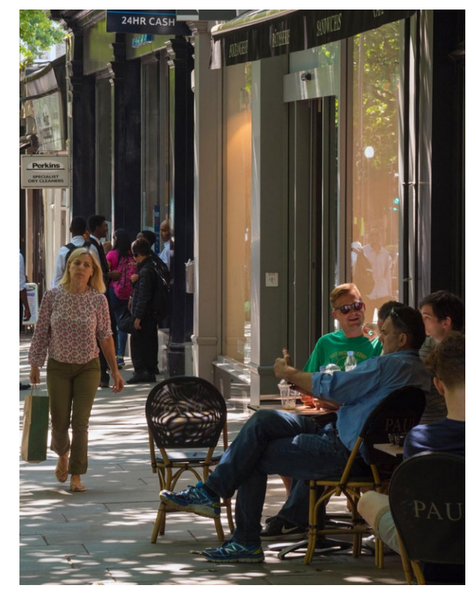

Kensington, a unique mix of boutique dinning and high fashion

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.

KENSINGTON HIGH STREET

WHOLE FOODS
DISHOOM
the roof gardens
Massimo Dutti
ORÉE
JOE & THE JUICE
BALANS
L'OCCITANE EN PROVENCE
OLE & STEEN LAGKAGEHUSET
THE IVY
COS
ROAR
COTSWOLD COMPANY
megan's

DINING

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

Hammersmith	Notting Hill Gate	Knightsbridge	High Street Kensington	South Kensington	Victoria	Oxford Circus
15	3	8		3	9	15

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- One point of contact for all your office needs
- We fully control connectivity of all our buildings

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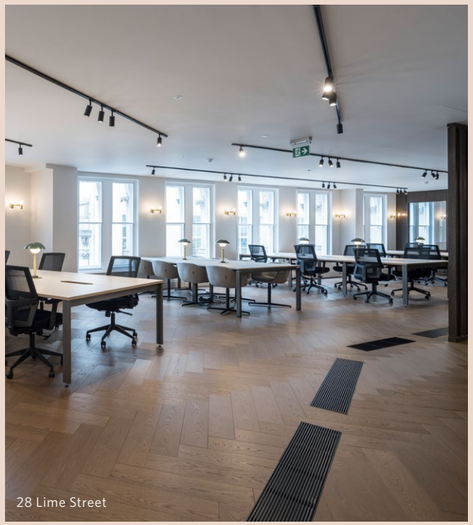
- All our locations offer high-quality office accommodation tailored to the location in which they sit

11 Cursitor Street


28 Lime Street

197 Kensington High Street

58 Great Marlborough Street

50–51 Wells Street

50 Gresham Street

Copthall House

21 Whitefriars Street

18 Woodstock Street

10 Throgmorton Avenue

For more information contact:

197kensington.com

COPTHALL ESTATES

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