



ILCHESTER ESTATES



Holland Green QUARTER

RETAIL OPPORTUNITIES ON KENSINGTON HIGH STREET, LONDON W8

Introduction

Holland Park is one of the most scenic and affluent corners of London, and is home to some of the capital's most visited attractions.

Just a short walk from Holland Park, on the north side of Kensington High Street, is Holland Green Quarter which includes two parades totalling 25 retail units. The vision is to bring together a high-end and vibrant mix of artisan and independently owned occupiers that will appeal to both the neighbouring residents as well as visitors to the area.



Ilchester Estates

Ilchester Estates owns a large portfolio of properties around London's prestigious Holland Park.

For the first time in over 60 years, the Estate has direct control over their retail parades on the north side of Kensington High Street and they are committed to transforming the area into a new lifestyle destination – Holland Green Quarter.

By upgrading the retail units and broadening the tenant mix, the Estate plans for Holland Green Quarter to become the new gateway to the rest of the Holland Park Estate.

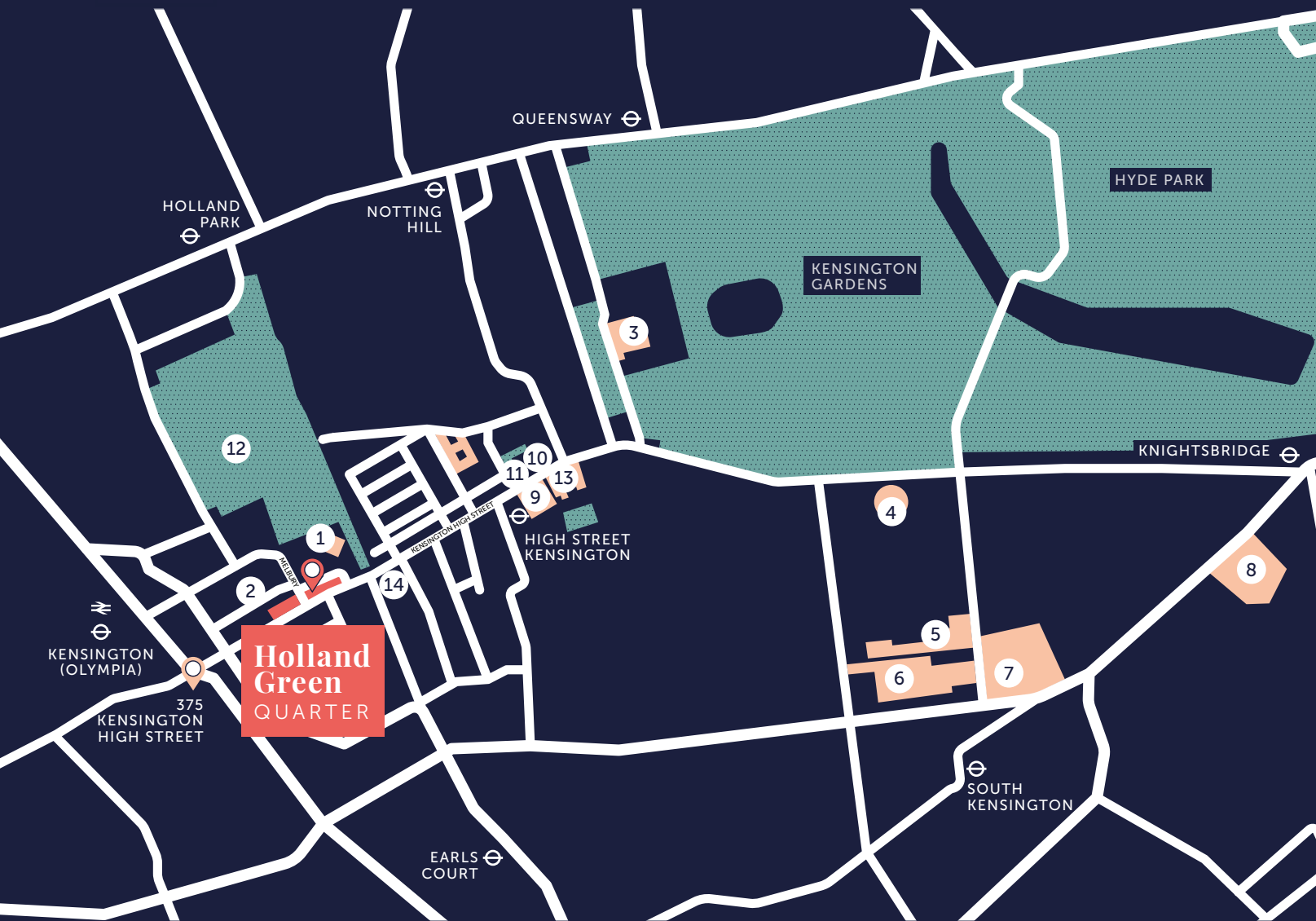


RIGHT:
HOLLAND PARK GATES

Location



Location Map



ATTRACTIONS



FOOD & DRINK



FOOD STORES



Lifestyle

Holland Green Quarter lies within the Royal Borough of Kensington and Chelsea.

An area already synonymous with a number of London's most prized attractions and treasured museums, the newly opened and neighbouring Design Museum received over 250,000 visitors in the first 12 weeks of opening.

Kensington High Street is one of London's leading and most popular retail, leisure and tourist destinations. Home to an eclectic mix of high street and upmarket shops, cafés and restaurants, the area possesses a timeless appeal to both social and culture seekers.



TOP LEFT:
AUBAINE RESTAURANT
TOP RIGHT:
KENSINGTON PALACE
BOTTOM LEFT:
THE DESIGN MUSEUM
BOTTOM MIDDLE LEFT:
KENSINGTON HIGH STREET
BOTTOM MIDDLE RIGHT:
THE IVY BRASSERIE
BOTTOM RIGHT:
WHOLE FOODS MARKET ON
KENSINGTON HIGH STREET



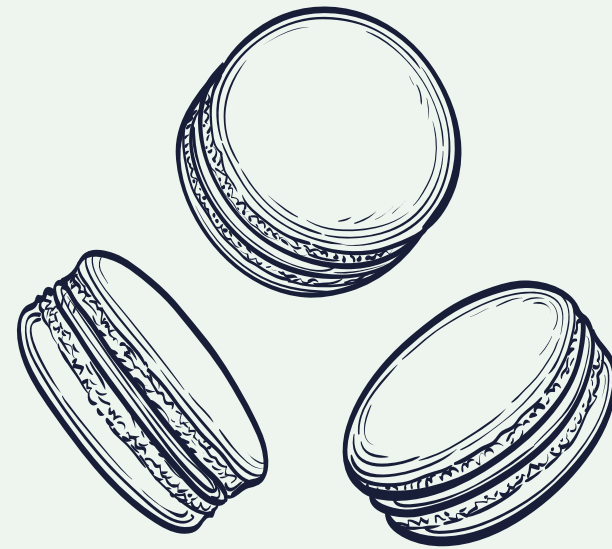
Site Plan



Goad



Availability



Unit 246

Unit 246, Kensington High Street,
London, W8 6ND

QUOTING RENT (PAX)

£34,000

USE

A1

TENURE

The premises will be available by way
of a new lease with terms to be agreed.

The Lease is to be contracted out of the
Landlord & Tenant Act 1954 Part II
(as amended).

EPC

Available upon request.

RATES

Rateable Value (2017): £22,500

Rates Payable (2017/2018): £9,978.51 P.A

Interested parties are advised to make
their own enquiries with the Local
Rating Authority.



* New shop front to be provided

Unit 246: Floorplan

NET INTERNAL AREAS (NIA)

GROUND FLOOR

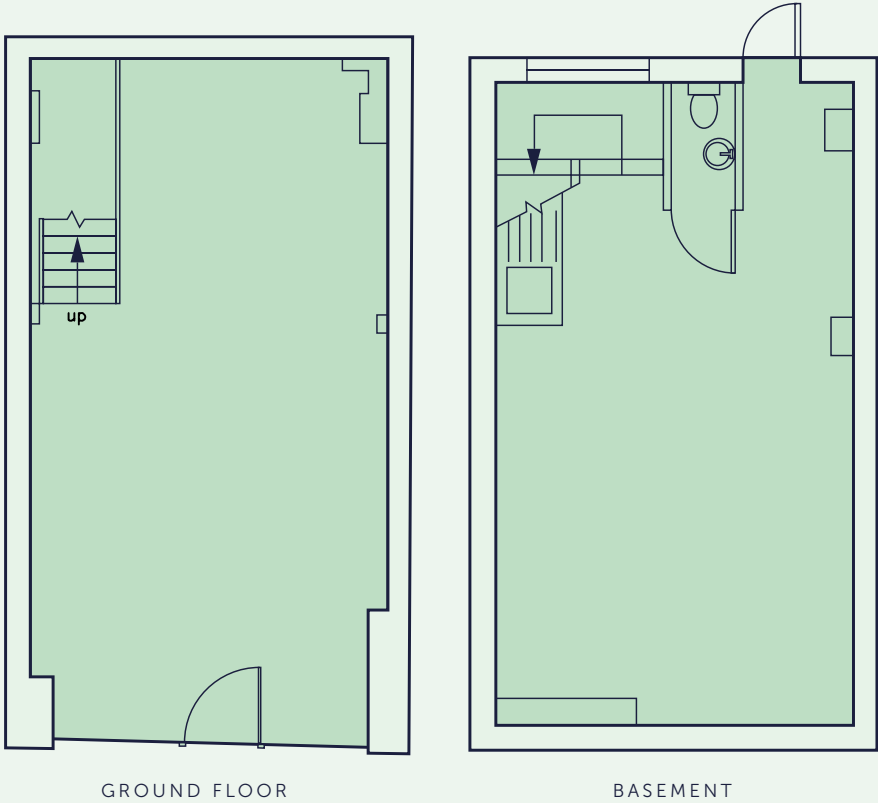
325 sq ft (30.19 sq m)

BASEMENT

288 sq ft (26.76 sq m)

TOTAL

613 sq ft (56.95 sq m)



Floor plans for identification purposes only, not to scale

Unit 252

Unit 252, Kensington High Street,
London, W8 6ND

QUOTING RENT (PAX)

£37,500

USE

A1

TENURE

The premises will be available by way
of a new lease with terms to be agreed.

The Lease is to be contracted out of the
Landlord & Tenant Act 1954 Part II
(as amended).

EPC

Available upon request.

RATES

Rateable Value (2017) : £26,750

Rates Payable (2017/2018): £11,792.78 p.a

Interested parties are advised to make
their own enquiries with the Local
Rating Authority.



* New shop front to be provided

Unit 252: Floorplan

NET INTERNAL AREAS (NIA)

GROUND FLOOR

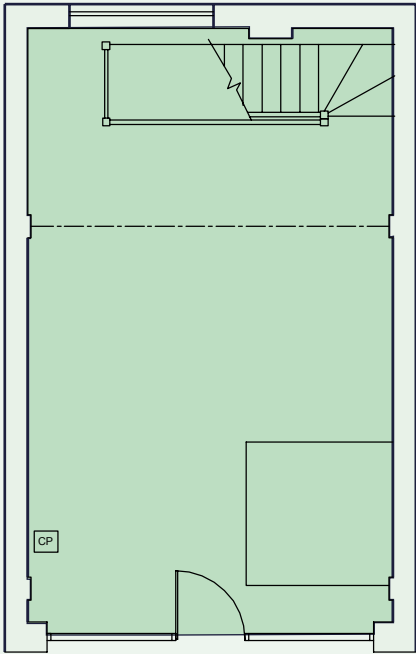
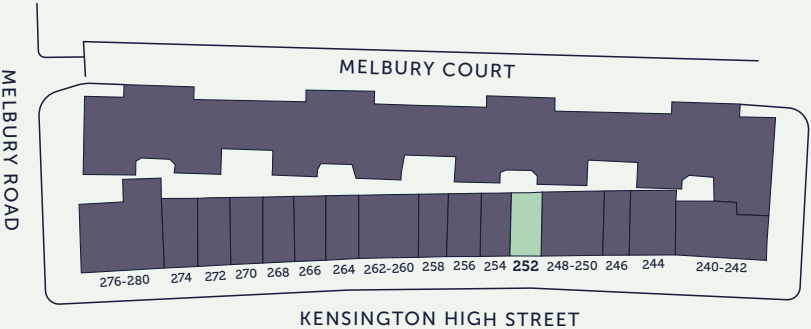
366 sq ft (34.00 sq m)

BASEMENT

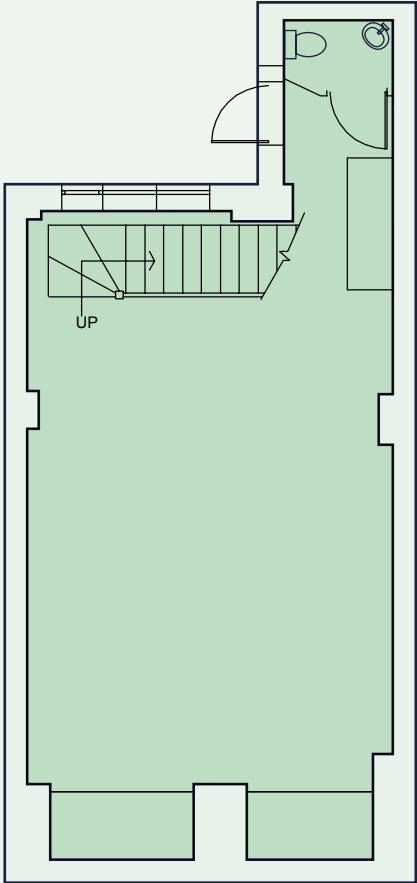
372 sq ft (34.56 sq m)

TOTAL

738 sq ft (68.56 sq m)



GROUND FLOOR



BASEMENT



Floor plans for identification purposes only, not to scale

Unit 254

Unit 254, Kensington High Street,
London, W8 6ND

QUOTING RENT (PAX)

£37,500

USE

A1

TENURE

The premises will be available by way
of a new lease with terms to be agreed.

The Lease is to be contracted out of the
Landlord & Tenant Act 1954 Part II
(as amended).

EPC

Available upon request.

RATES

Rateable Value (2017) : £27,000

Rates Payable (2017/2018): £11,922.37 p.a

Interested parties are advised to make
their own enquiries with the Local
Rating Authority.



* New shop front to be provided

Unit 254: Floorplan

NET INTERNAL AREAS (NIA)

GROUND FLOOR

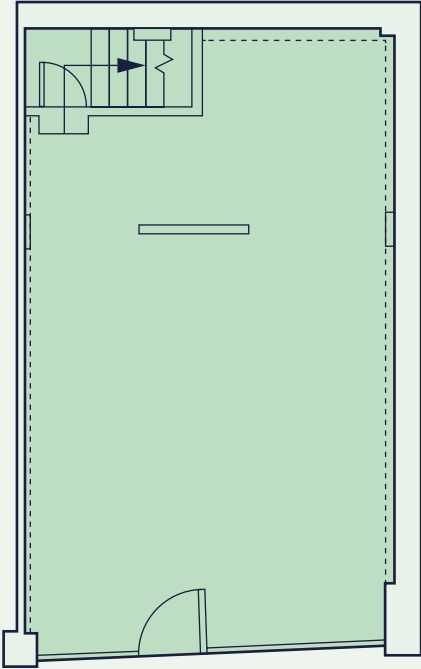
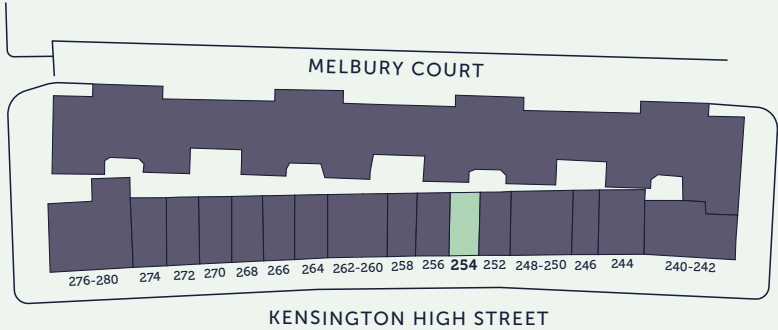
390 sq ft (36.23 sq m)

BASEMENT

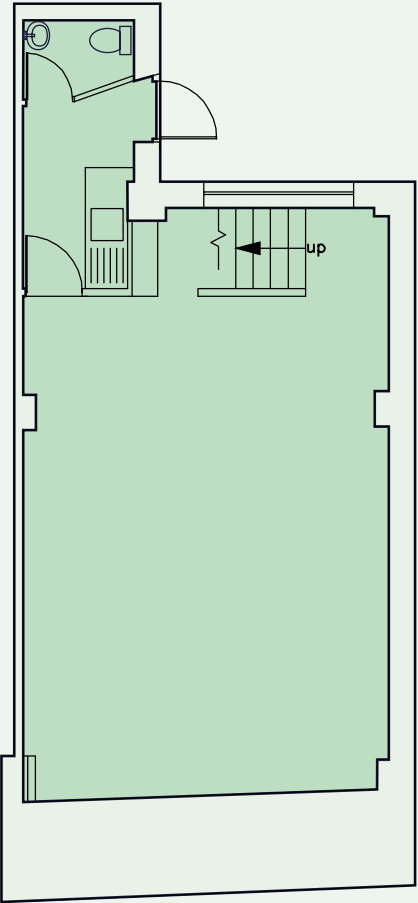
393 sq ft (36.51 sq m)

TOTAL

783 sq ft (72.74 sq m)



GROUND FLOOR



BASEMENT



Floor plans for identification purposes only, not to scale

Unit 260-262

Unit 260-262, Kensington High Street,
London, W8 6ND

QUOTING RENT (PAX)

£80,000

USE

Unit 260 - A1, Unit 262 - A3

TENURE

The premises will be available by way
of a new lease with terms to be agreed.

The Lease is to be contracted out of the
Landlord & Tenant Act 1954 Part II
(as amended).

EPC

Available upon request.

RATES

Rateable Value (2017) :

Unit 260: £23,750 - Unit 262: £31,750

Units 260-262: Combined unit to be assessed

Interested parties are advised to make their
own enquiries with the Local Rating Authority.



* New shop front to be provided

Unit 260-262: Floorplan

NET INTERNAL AREAS (NIA)

GROUND FLOOR

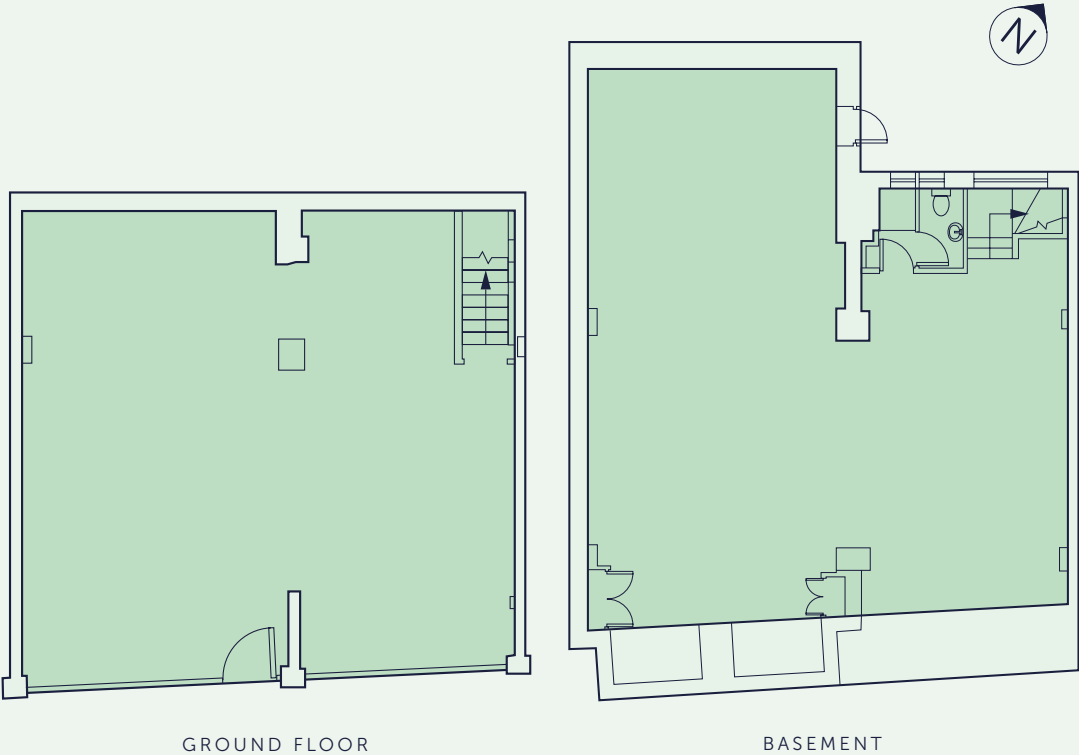
844 sq ft (78.41 sq m)

BASEMENT

922 sq ft (85.66 sq m)

TOTAL

1,766 sq ft (164.07 sq m)



Floor plans for identification purposes only, not to scale

Unit 290

Unit 290, Kensington High Street,
London, W8 6ND

QUOTING RENT (PAX)

£50,000

USE

A1

TENURE

The premises will be available by way
of a new lease with terms to be agreed.

The Lease is to be contracted out of the
Landlord & Tenant Act 1954 Part II
(as amended).

EPC

Available upon request.

RATES

Rateable Value (2017) : £42,250

Rates Payable (2017/2018): £19,688.50 p.a

Interested parties are advised to make
their own enquiries with the Local
Rating Authority.



* New shop front to be provided



Unit 290: Floorplan

NET INTERNAL AREAS (NIA)

GROUND FLOOR

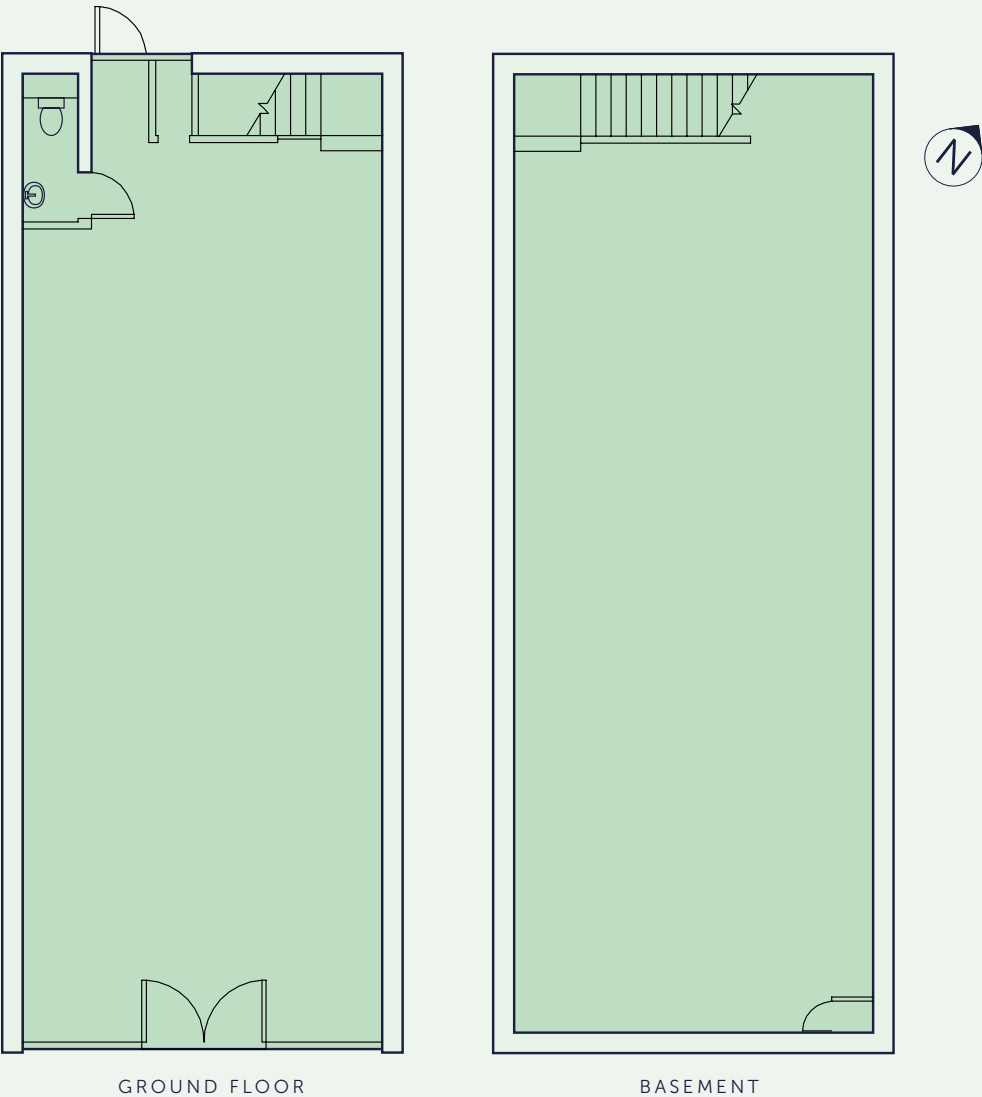
766 sq ft (71.16 sq m)

BASEMENT

804 sq ft (74.69 sq m)

TOTAL

1,570 sq ft (145.85 sq m)



Floor plans for identification purposes only, not to scale

Contact

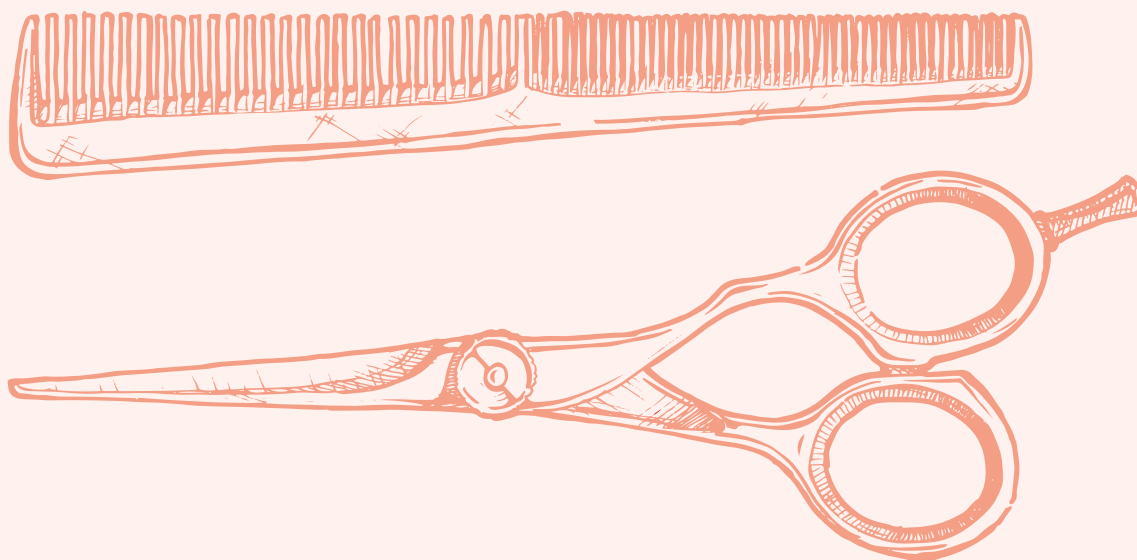
For further information or to arrange a viewing please contact:



MILES COMMERCIAL



CWM



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