

UNITS 1-4

# ROYAL WARWICK SQUARE

KENSINGTON

Flexible neighbourhood retail, restaurant & leisure opportunities in the heart of Kensington

**St Edward**  
Designed for life

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Royal Warwick Square provides 8,500 sq ft of high quality flexible accommodation set within a new West London community.

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## A Thriving Community.

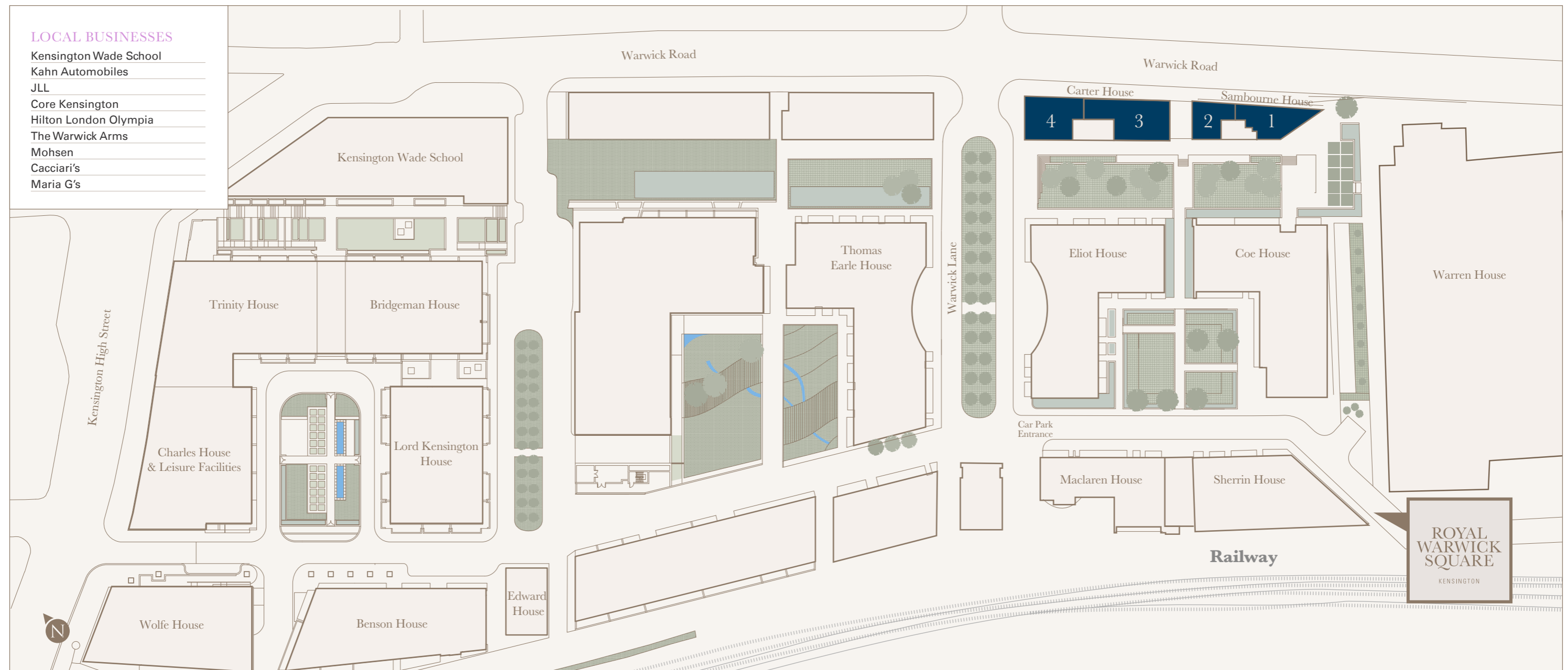
Royal Warwick Square is the final phase of the Warwick Road Masterplan, which occupies a prestigious position in the heart of the Royal Borough of Kensington and Chelsea, just off Kensington High Street.

When completed in 2023, the masterplan will deliver an architecturally elegant new community of over 1,000 new homes, 190 retirement apartments, and over 1 hectare of landscaped open space in one of London's most affluent neighbourhood locations.

The neighbouring Warren House, developed by St George, generates an additional captive audience from approximately 350 further homes.

The immediate location is home to a dynamic mix of local occupiers including Maria G's, Core Kensington, The Warwick Arms, Cacciari's and Hilton London Olympia, among others.

## Warwick Road Masterplan.



# The Local Neighbourhood.



## DRINK

- 01 K Bar at The Kensington
- 02 Kensington Roof Gardens
- 03 Le Petit Sud
- 04 Ognisko
- 05 Piāno Kensington
- 06 Stables Bar
- 07 The Britannia
- 08 The Churchill Arms

## DINE

- 01 Albert's Club
- 02 Aperó
- 03 Babylon Restaurant
- 04 Kensington Place
- 05 Clarke's Restaurant
- 06 Daquise Restaurant
- 07 Dishoom
- 08 Kitchen W8
- 09 Launceston Place
- 10 Macellaio RC
- 11 Maggie Jones's
- 12 Mazi
- 13 Min Jiang Restaurant
- 14 Olive's
- 15 The Ivy Kensington Brasserie

## CULTURE

- 01 Kensington Palace
- 02 Natural History Museum
- 03 Opera Holland Park
- 04 Royal Albert Hall
- 05 Science Museum
- 06 Serpentine Galleries
- 07 Design Museum
- 08 Victoria and Albert Museum

## SHOP

- 01 Kensington Church Street
- 02 Kensington High Street
- 03 Kensington Olympia

## NATURE

- 01 Avondale Park
- 02 Holland Park
- 03 Kensington Gardens
- 04 Edwardes Square
- 05 St. Mary Abbots Gardens

## EDUCATION

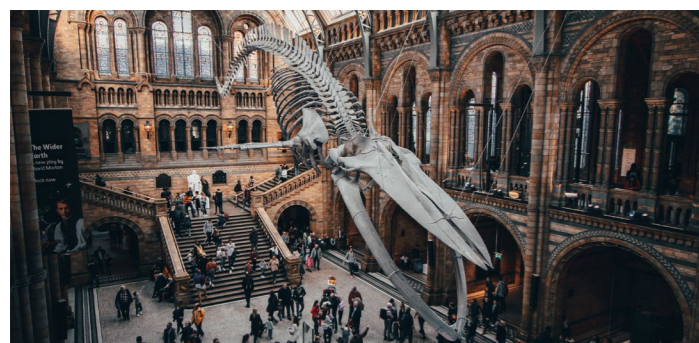
- 01 Lycée Français
- 02 Imperial College London
- 03 Royal College of Music
- 04 Southbank International School

## KEY OFFICE OCCUPIERS

- 01 Mulberry
- 02 Warner Music Group
- 03 Dmg media
- 04 Ovo energy
- 05 Sony Music
- 06 Partners Capital


## WELLBEING

- 01 Cobella
- 02 Holland Park Lawn Tennis
- 03 Hyde Park Tennis Centre
- 04 Kensington Health Club
- 05 Core Collective
- 06 Equinox Kensington
- 07 Skin by Simona
- 08 Spinaddikts
- 09 Urban Flow Yoga
- 10 Virgin Active






The most affluent  
Borough in the UK

55,000 visitors travel to  
Kensington each day  
to enjoy culture




Average income in excess  
of £65,000 per head

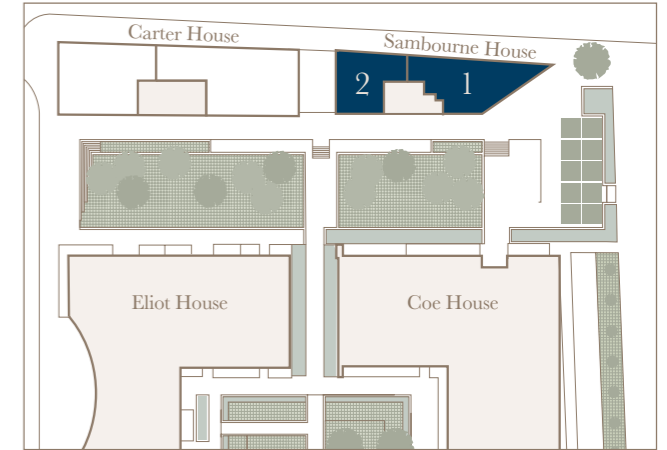
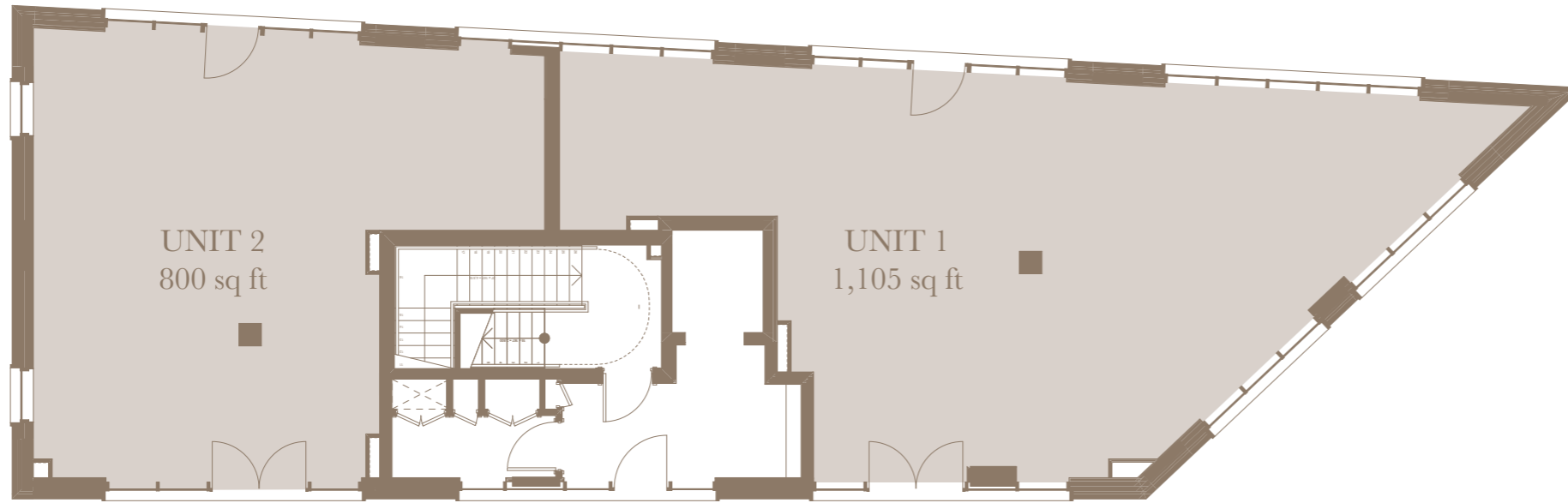



143,400 residents



120,000 people enter the  
Borough daily for work

Units 1 and 2.



Accommodation

	Area (sq ft)	Area (sq m)
Unit 1	1,105	102
Unit 2	800	74
Units 1 and 2	1,905	176

Permitted Use

Class E.

Availability

This premises is available by way of a new lease, for a term to be agreed, to be contracted Outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Quoting Rent

Available upon request.

Service Charge

£3.85 psf.

Timing

Q2 2023.

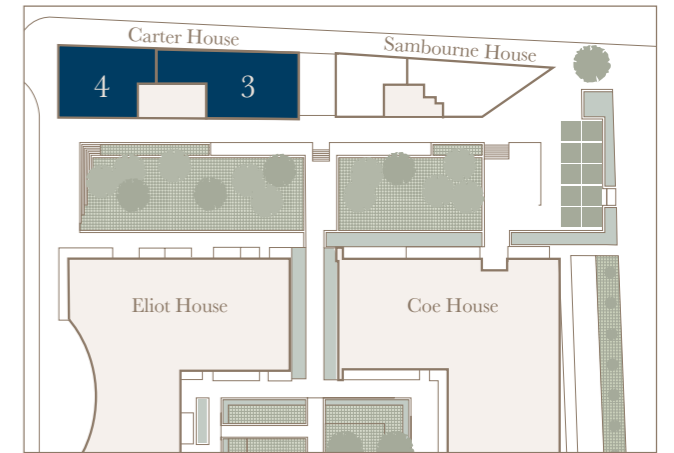
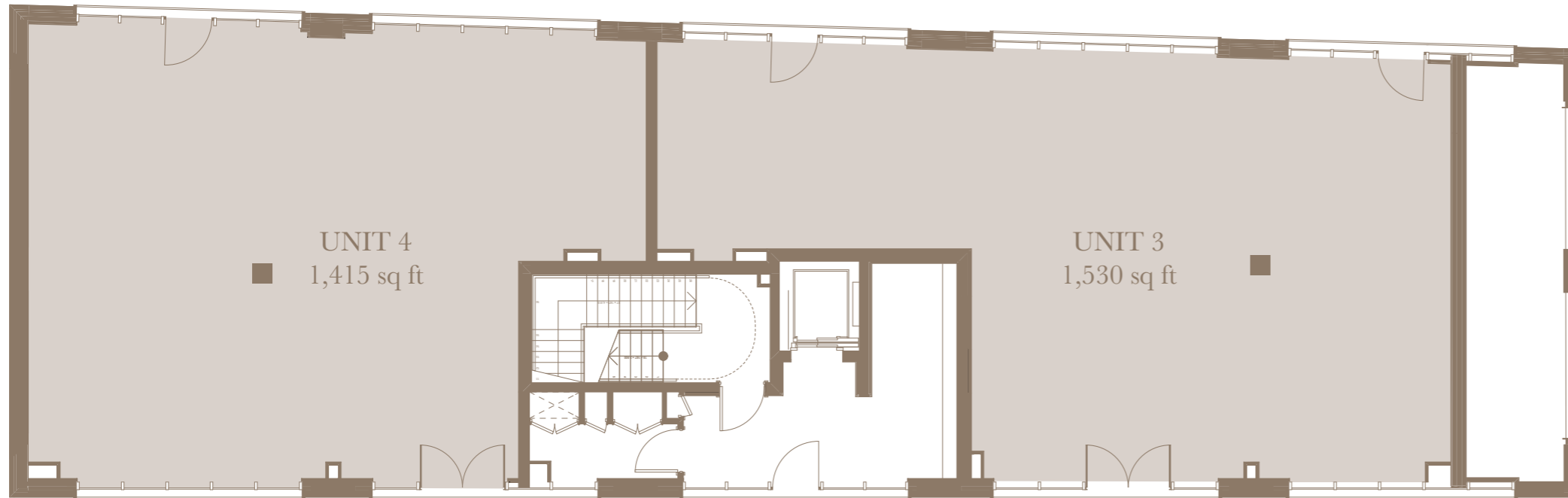
EPC

Available upon request.

For indicative purposes only, not to scale.



Units 3 and 4.



Accommodation

	Area (sq ft)	Area (sq m)
Unit 3	1,530	142
Unit 4	1,415	131
Units 3 and 4	2,945	273

Permitted Use

Class E.

Availability

This premises is available by way of a new lease, for a term to be agreed, to be contracted Outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Quoting Rent

Available upon request.

Service Charge

£3.19 psf.

Timing

Q2 2023.

EPC

Available upon request.

For indicative purposes only, not to scale.





For further information please contact:



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