

KENSINGTON CHURCH STREET STUDIOS

142 KENSINGTON CHURCH STREET
LONDON W8 4BN

To Let

6,530 SQ FT OFFICE

A rare opportunity to occupy a HQ self-contained office building in sought-after Kensington Church Street



Computer Generated Image

- The property offers modern, light, spacious contemporary office accommodation over Ground to Second floors.
- An exclusive self-contained remodelled entrance leading to Ground floor bright workspace with excellent floor to ceiling height.
- The First floor provides well designed and refurbished office space, with a generous, east-facing exclusive Terrace.

Location

The area is well established as a preferred destination for national and international high net worth individuals and corporates due to its combination of desirable housing and wide variety of retail, leisure and cultural amenities.



The Royal Borough of Kensington and Chelsea is one of London's most pre-eminent and exclusive boroughs to reside in, being home to Kensington Palace as well as some of the most prestigious streets in the UK.



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CHURCH STREET
STUDIOS**

Kensington

Kensington Church Street, together with Notting Hill Gate and High Street Kensington, is a well-established destination for high end shopping and leisure amenities.



Restaurants around W8

- 1 The Churchill Arms
- 2 Maggie Jones's Restaurant
- 3 Launceston Place
- 4 Yashin Sushi
- 5 Aubaine Kensington
- 6 Cacciari's Restaurant
- 7 Clarke's Restaurant
- 8 Chakra Indian Restaurant Kensington
- 9 Kitchen W8
- 10 Il Portico
- 11 The Ivy Kensington Brasserie
- 12 Balans Soho Society
- 13 Core by Clare Smyth
- 14 Farmacy
- 15 Granger and Co.
- 16 The Ledbury
- 17 Grilandia
- 18 Hereford Road Restaurant



140-142 Kensington Church Street occupies a prominent position on the east side of Kensington Church Street diagonally opposite its junction with Peel Street and within 200m of Notting Hill Gate underground station.

Kensington Church Street offers an extensive mix of independent retailers including art galleries, specialist food shops, wine shops, restaurants and boutiques.

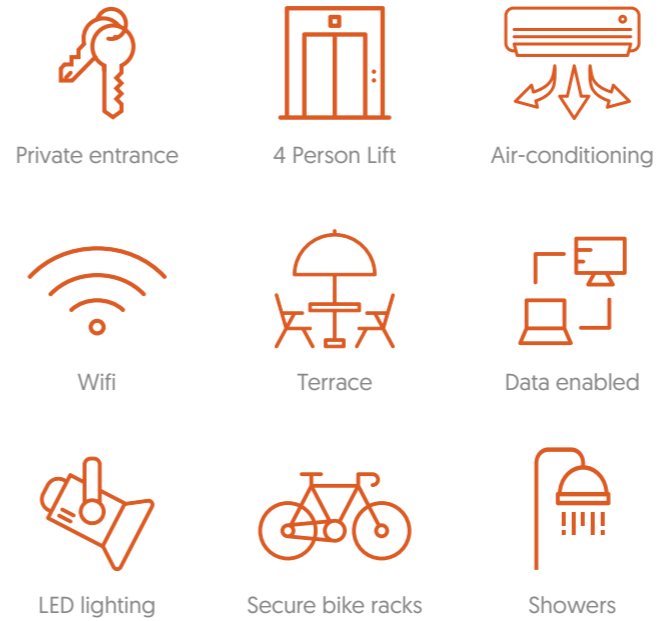


Proposed Technical Specification

142 Kensington Church Street Studios is being substantially refurbished to create a high quality, modern, light-filled workspace across Ground to Second floors, accessed via a private self-contained entrance off Kensington Church Street.

The newly designed spaces, inspired by 23 Architecture, have been thoughtfully re-imagined to provide 6,530 sq ft of office, studio and collaboration space located in a highly sought-after location, whilst considering the attractive and historic details of the original features.

ESG concepts have been considered throughout the design to create a workspace that provides fresh air along with temperature-controlled environments, high-capacity data services, amenity facilities in the kitchen and terraces space along with dedicated work areas.



Entrance Lobby

- Terrazzo floors and concrete entrance steps with teak timber panelling
- Lighting by Vibia
- Furniture by Eikund
- Original terrazzo stair retained and refurbished

Office Spaces

- Dedicated work areas, breakout and group spaces
- White oiled oak engineered flooring
- Furniture by Dk3 and Eikund
- SAS black ceiling grid, services above grid, integrated SAS strip lighting
- Private meeting rooms with internal crittal glazing
- Teak timber panelling with recessed lighting
- 'Room' sound proofed phone booths to ground and first floor offices
- Ground floor group presentation space with projector and screen

Kitchens and Bathrooms

- Black powder coated kitchens with stainless steel worktops by Vipp
- Terrazzo tiled flooring to kitchens and bathrooms
- Tap ware and bathroom fittings by Lusso
- Oak joinery to bathrooms with terrazzo wall tiles

M&E

- Samsung circular ceiling mounted cooling and heating vents
- Mechanical fresh air vents
- Track and feature lighting by Flos and I Guzzini
- Door entry system

External/Security/Other

- Roof terrace to first floor with integrated seating, heating and lighting
- Bike Storage
- Shower room
- CCTV
- Access Control/Video entry

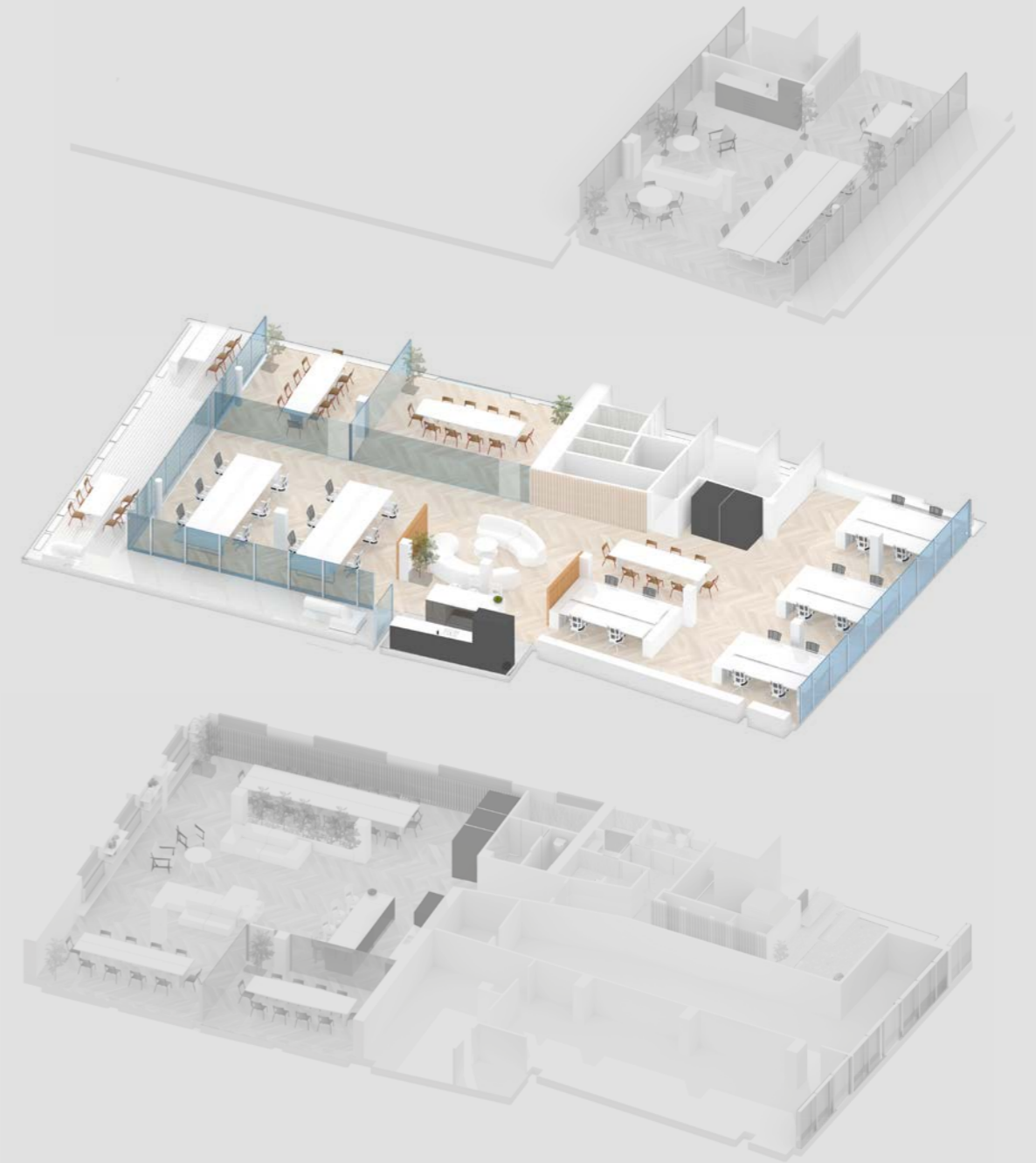


The Ground Floor

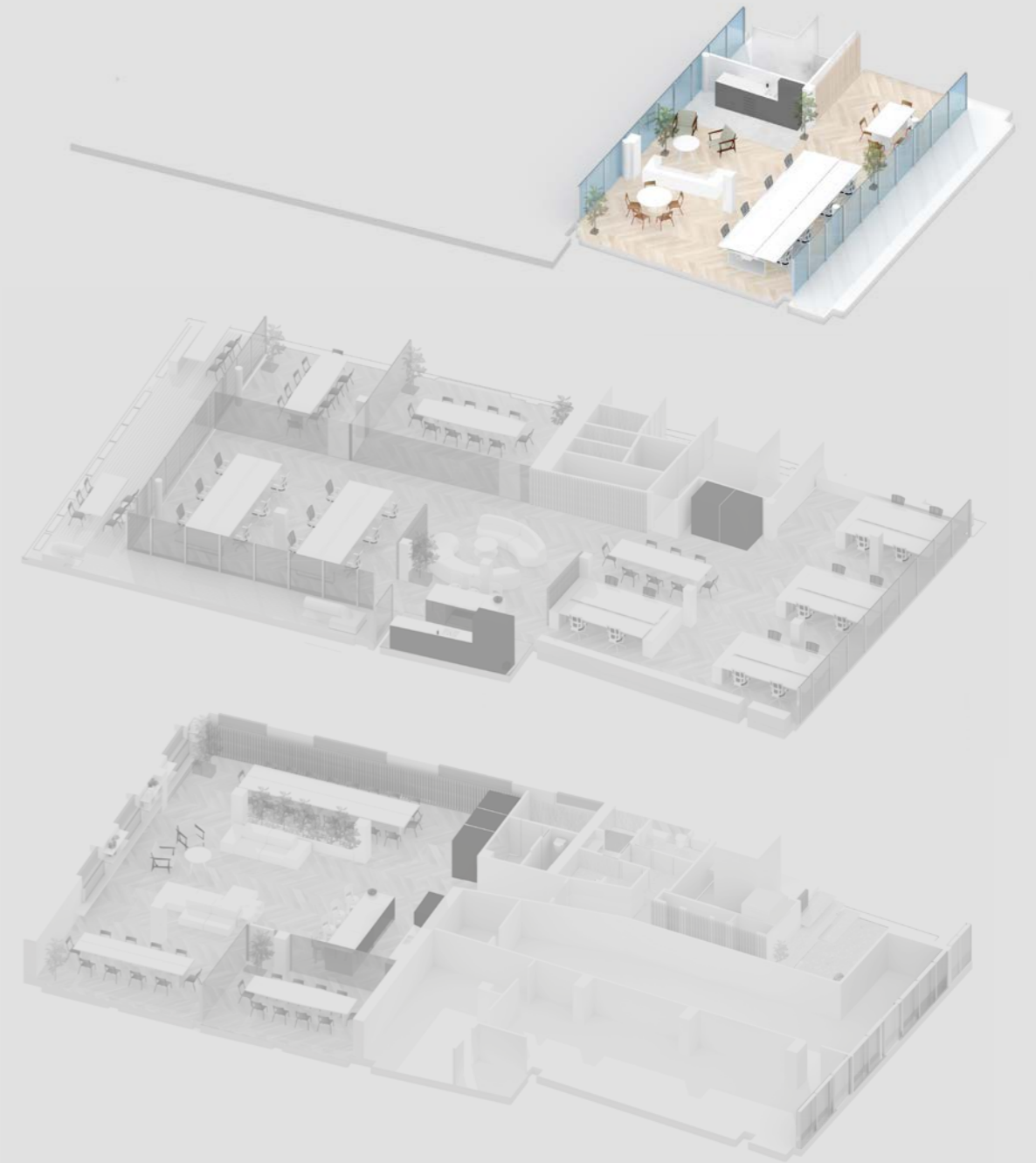
Unit / Floor	sq ft	sq m
Second Floor Offices	986	91.6
First Floor Offices	3,098	287.8
First Floor Terrace	(429)	(39.9)
Ground Floor Offices	2,057	191.10
Ground Floor Reception	165	15.33
Basement	224	20.81
Total	6,530	606.65



The First Floor



The Second Floor



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CHURCH STREET
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A NEW LEASE IS AVAILABLE DIRECT WITH THE LANDLORD

VIEWINGS BY APPOINTMENT THROUGH SOLE AGENT

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