

WRIGHTS LANE

KENSINGTON HIGH STREET

RESTAURANT OPPORTUNITIES
AVAILABLE NOW

Distrkt.





WRIGHTS
ARCADE
KENSINGTON

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CGI view from Wrights Lane

NEW F&B OPPORTUNITIES

Two new restaurants with large frontages and covered outdoor seating in an established neighbourhood.

A desirable, well-connected location on Wrights Lane and visible from Kensington High Street.

The restaurants benefit from direct access from High Street Kensington tube station and are adjacent to 95,000 sq ft of new office space. Wrights Lane has high footfall whilst offering the opportunity for an intimate dining experience.



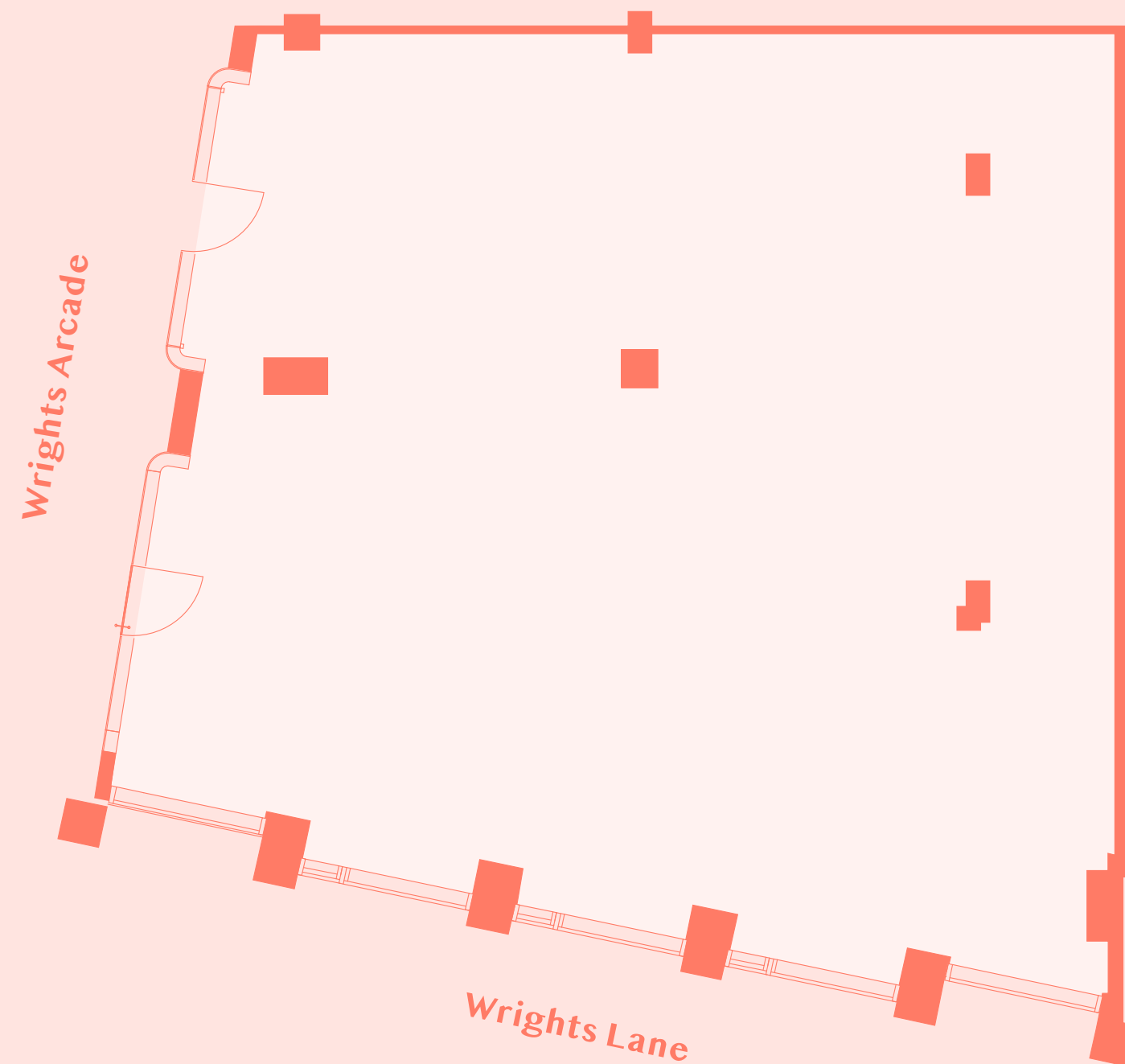
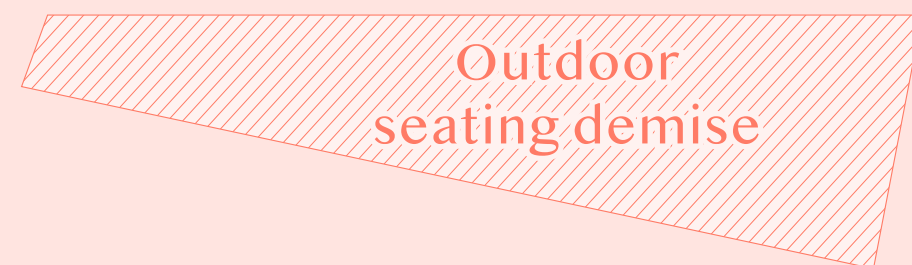
15M
NUMBER OF
ENTRIES
THROUGH THE
KENSINGTON ARCADE
(2019)

23K
OFFICE
WORKERS
WITHIN 0.5M

75%
LOCAL RESIDENTS
CITY
SOPHISTICATES

68%
INCREASE
IN FOOTFALL
YEAR ON YEAR
(KA 2022)





LEASE

A new lease for a term to be agreed outside the Landlord & Tenant Act 1954 with upward only 5 yearly rent reviews.

RENT

Upon application.

TIMING

Available now.

OUTDOOR SEATING

Outdoor seating area to be licenced under separate agreement.

EXTRACTION

Reco-Air

EPC

Available upon request.

SERVICE CHARGE & INSURANCE

2023 C. £9.15 per sq ft pa.

BUSINESS RATES

Available upon request.



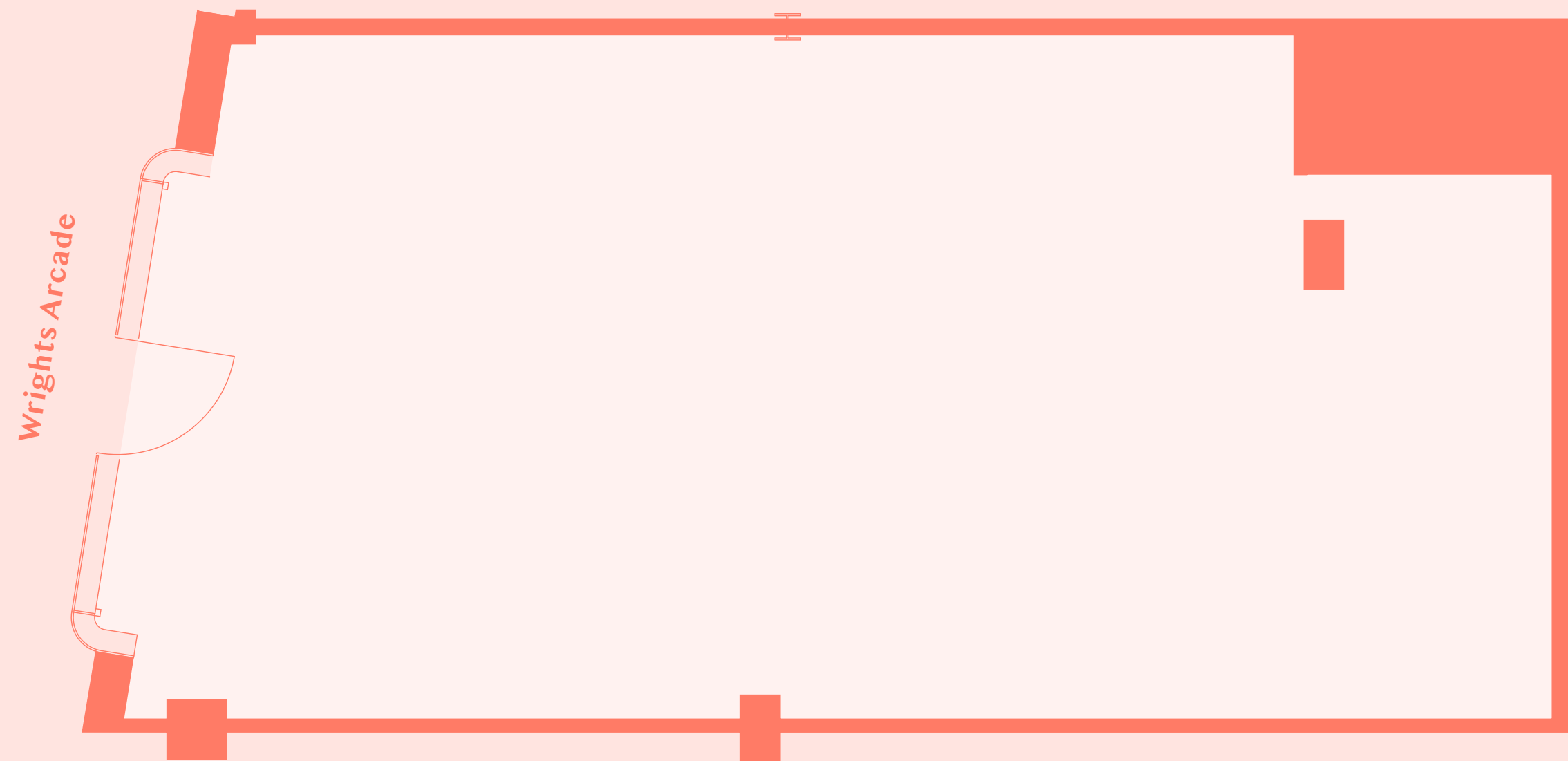
UNIT 1

NIA 2,565 SQ FT / 238.3 SQ M

OUTDOOR SEATING DEMISE
270 SQ FT / 25 SQ M

A corner restaurant unit offering street views and covered outdoor seating area fronting Wrights Lane, close to the junction with Kensington High Street.





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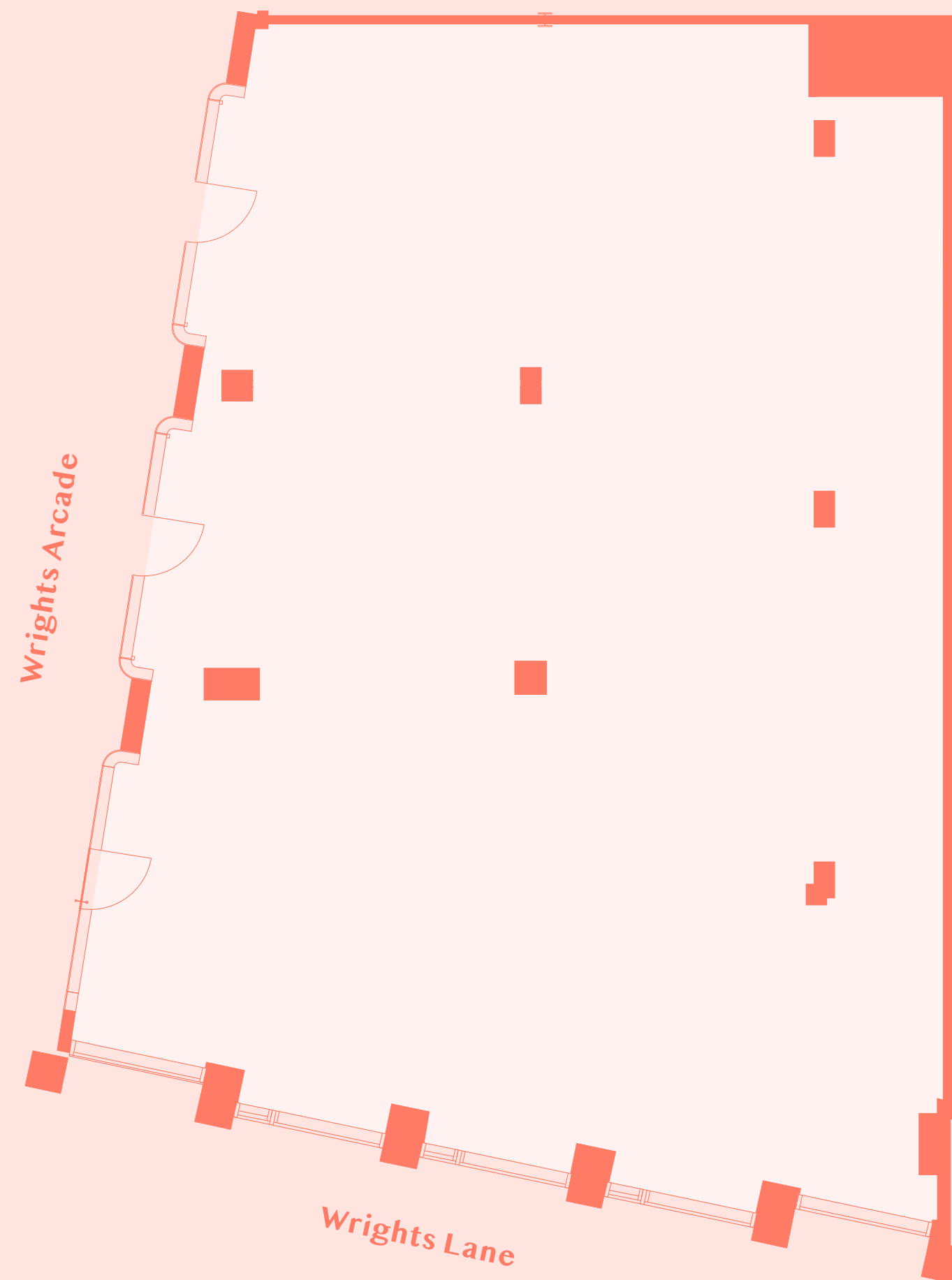
Available upon request.



UNIT 2

FROM 1,030 SQ FT / 95.7 SQ M

Restaurant unit with large frontage accessible through the western entrance to Wrights Arcade to High Street Kensington Station.



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RENT

Upon application.

TIMING

Available now.

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EXTRACTION

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SERVICE CHARGE & INSURANCE

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BUSINESS RATES

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UNITS 1&2

NIA 3,595 SQ FT / 334 SQ M

OUTDOOR SEATING DEMISE
270 SQ FT / 25 SQ M

Opportunity to combine units 1 and 2 to create a larger space, where brands can immediately make their mark in this vibrant, wealthy London neighbourhood.





Distrkt.

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