



WRIGHTS ARCADE

KENSINGTON

RETAIL OPPORTUNITY
AVAILABLE NOW

WELL CONNECTED RETAIL SPACE

Connected to the tube station and 95,000 sq ft of new office space. The arcade brings a new dimension to Kensington High Street's established shopping scene and is a destination for every want, need and day of the week. Close to major local retailers, popular restaurants and landmarks, the arcade occupies a desirable, high footfall location whilst offering an intimate shopping experience.



CGI view along Wrights Arcade to Wrights Lane

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)





1,030 SQ FT *

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.

EPC

Available upon request.

SERVICE CHARGE & INSURANCE

2023 C. £9.15 per sq ft pa.

BUSINESS RATES

Available upon request.

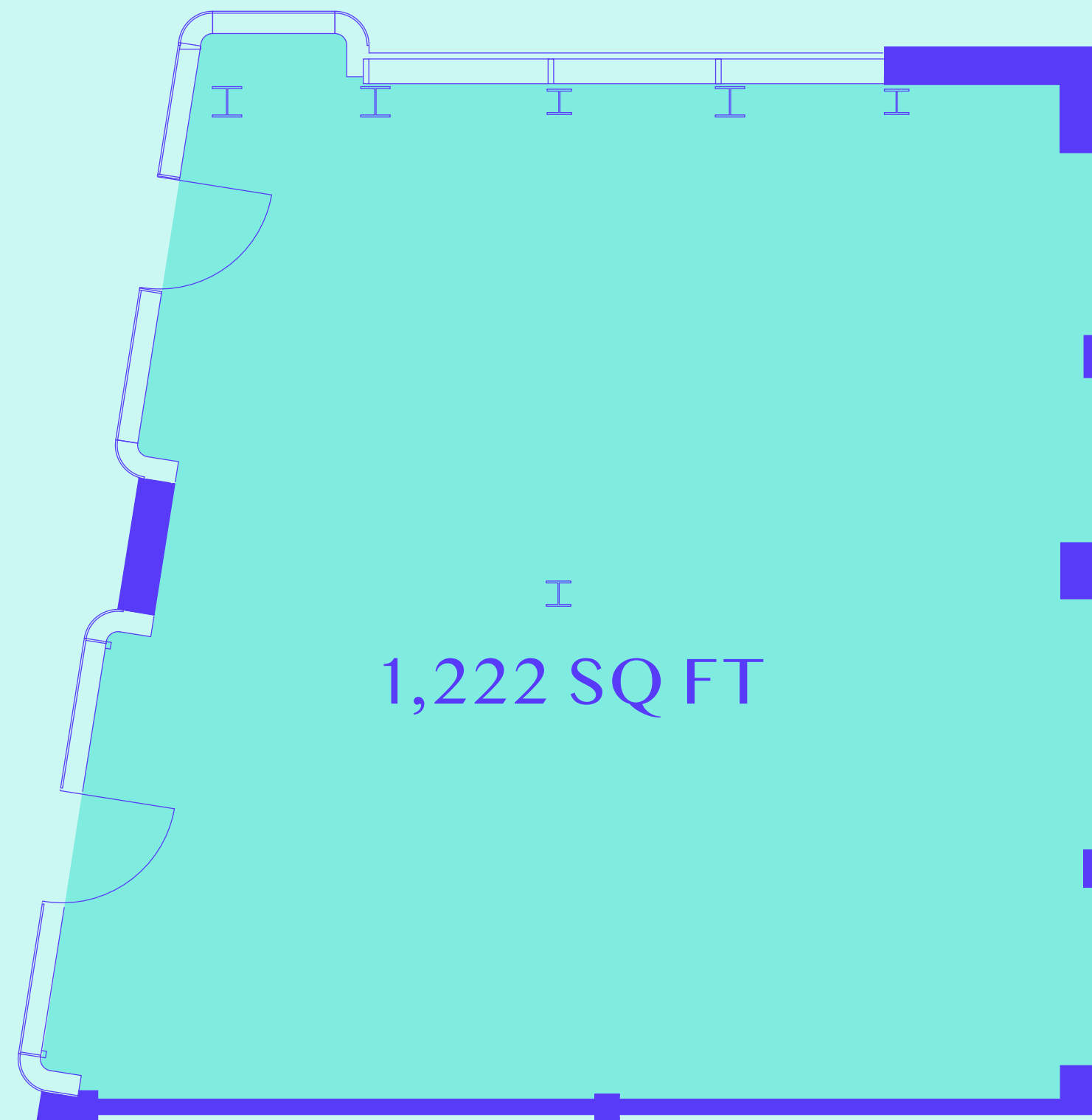


UNIT 2

FROM 1,030 SQ FT / 95.7 SQ M *

* By agreement a mezzanine of approx. 502 sq ft / 46.7 sq m can be provided

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



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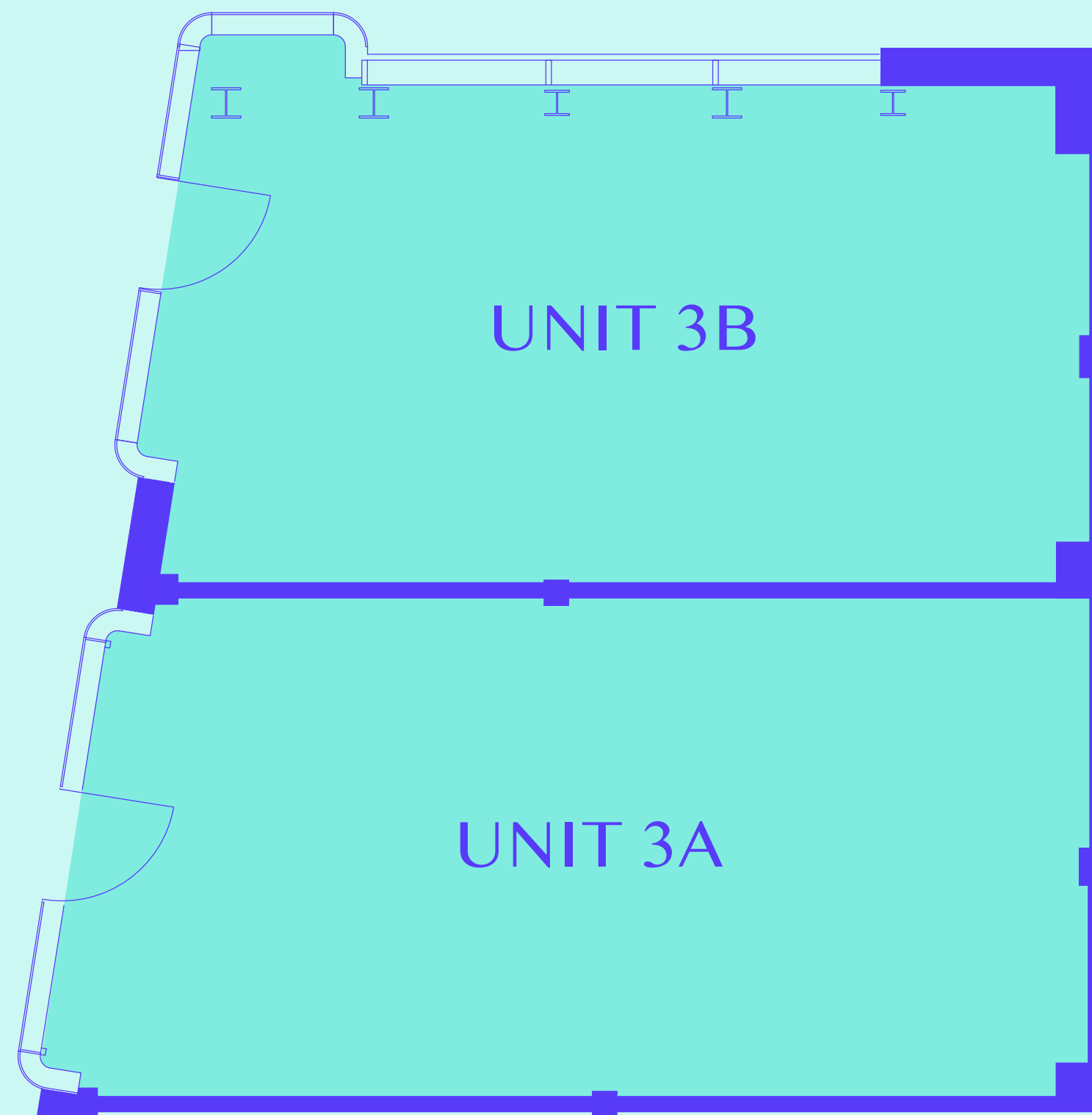
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UNIT 3

1,222 SQ FT /
113.5 SQ M

A prominent corner unit opposite High Street Kensington station, Pret, M&S and Leon.



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UNIT 3 SPLIT

UNIT 3A: 614 SQ FT / 57.0 SQ M

UNIT 3B: 564 SQ FT / 52.4 SQ M

Opportunity to divide the prominent unit 3 into two smaller units to suit requirement.





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UNIT 4 KIOSK

143 SQ FT /
13.3 SQ M

Double-height kiosk opposite High Street
Kensington Station, Pret, M&S and Leon.

GENERAL DESCRIPTION	UNIT 2	UNIT 3	UNIT 4
Type	Single unit	Double unit	Kiosk
Use class	A1 / A3	A1	A1
Area GIA	1,030 sq ft / 95.7 sqm	1,222 sq ft / 113.5 sqm	143 sq ft / 13.3 sqm
Frontages	23 ft / 7 m	Wrights Arcade: 37 ft / 11.2 m East Passage: 29.5 ft / 9 m	7 ft / 2 m
Shop Front	Bronze-finish shopfront with 1 entrance door	Bronze-finish shopfront with 2 entrance doors	To be installed by tenant
Signage	See fit-out guide	See fit-out guide	See fit-out guide
Slab to Soffit Height (m)	5.32 - 5.43 m *	5.43 - 5.58 m *	4.22 m
Mezzanine	Ability to add part mezzanine	Ability to add part mezzanine	
Unit delivery	Loading bay to rear of building	Loading bay to rear of building	Loading bay to rear of building
Water Provision	22mm supply	22mm supply	22mm supply
Electricity Provision	1x 100A TP&N meters	2x 100A TP&N meters	1x 100A TP&N meters
Total Unit Load kVA	29.5	37	5.5
Tenant Plant	External plant area for heat rejection plant with service route to unit	External plant area for heat rejection plant with service route to unit	External condenser can be installed during fitout on roof of the unit
Supply & Extract Provision	High level louvres	High level louvres	High level louvres
Drainage	1x 110mm capped foul water connection	2x 110mm capped foul water connection	1x 110mm capped foul water connection
DDA Provision	Level entrance from arcade	Level entrance from arcade	Level entrance from arcade
Fire curtain	Fire curtain installed	Fire curtain installed	Fire curtain installed
Fire alarm	Provision for tenant's firealarm system to interface with landlord system	Provision for tenant's firealarm system to interface with landlord system	Provision for tenant's firealarm system to interface with landlord system

* 2.45 to underside of rear service corridor



JOHN LYONS

+44 (0) 7917 657 751

jlyons@nashbond.co.uk

ALASDAIR SCOTT

+44 (0) 207 290 4581

ascott@nashbond.co.uk

SHOLTO CHANNER

+44 (0) 7956 786 838

schanner@nashbond.co.uk

PETER THOMAS

+44 (0) 7917 657 748

pthomas@savills.com

JAMES FAIRLEY

+44 (0) 7824 412 081

jfairley@savills.com

PHOEBE BATES

+44 (0) 7936 099 500

phoebe.Bates@savills.com

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