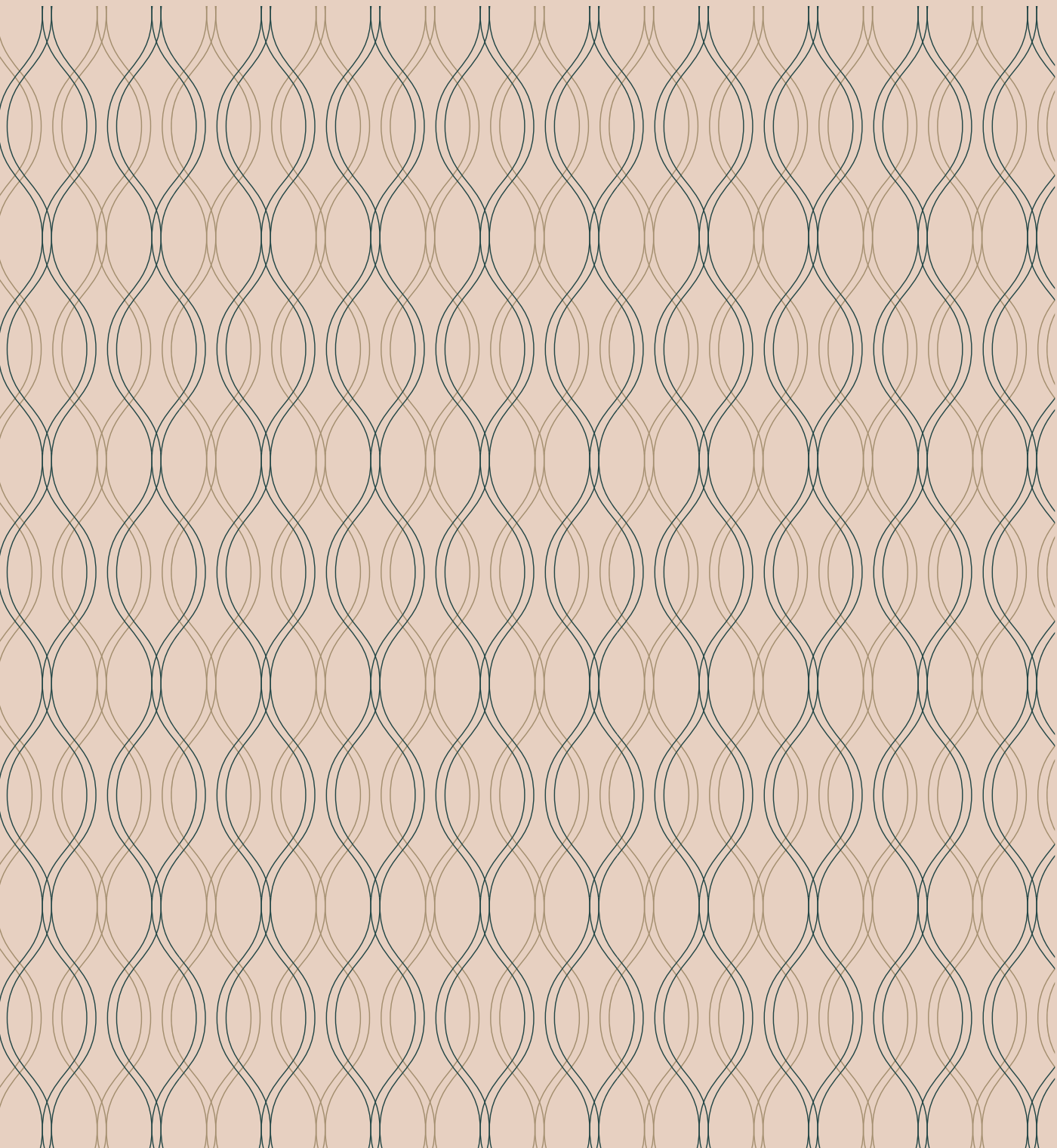


№197

KENSINGTON HIGH STREET





197 Kensington High Street (KHS) is a new, managed Headquarters style building providing over 4,446 sq ft of state-of-the-art office space in the heart of the Royal Borough of Kensington and Chelsea



28 Lime Street



11 Cursitor Street



89 Charterhouse Street



50-51 Wells Street



89 Charterhouse Street



28 Lime Street



50-51 Wells Street



58 Great Marlborough Street

Let us be your landlord partners

**WE OWN OUR BUILDINGS**

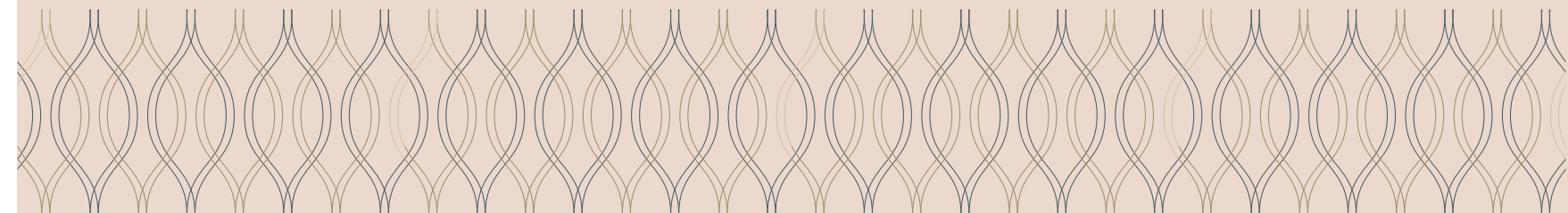
- Direct contact with the building owner
- No ambiguity over responsibilities
- Efficient query resolution

**WE MANAGE OUR BUILDINGS**

- We effectively manage your end-to-end user experience
- One point of contact for all your office needs
- We fully control connectivity of all our buildings

**WE ARE INVESTORS IN REAL ESTATE ACROSS LONDON**

- We offer options to grow within your desired location or across our London portfolio
- We have a network of trusted suppliers
- All our locations offer high-quality office accommodation tailored to the location in which they sit



## 197 KHS is located in a highly desirable location just three minutes walk from High Street Kensington tube station, surrounded by innovation, inspiration and culture

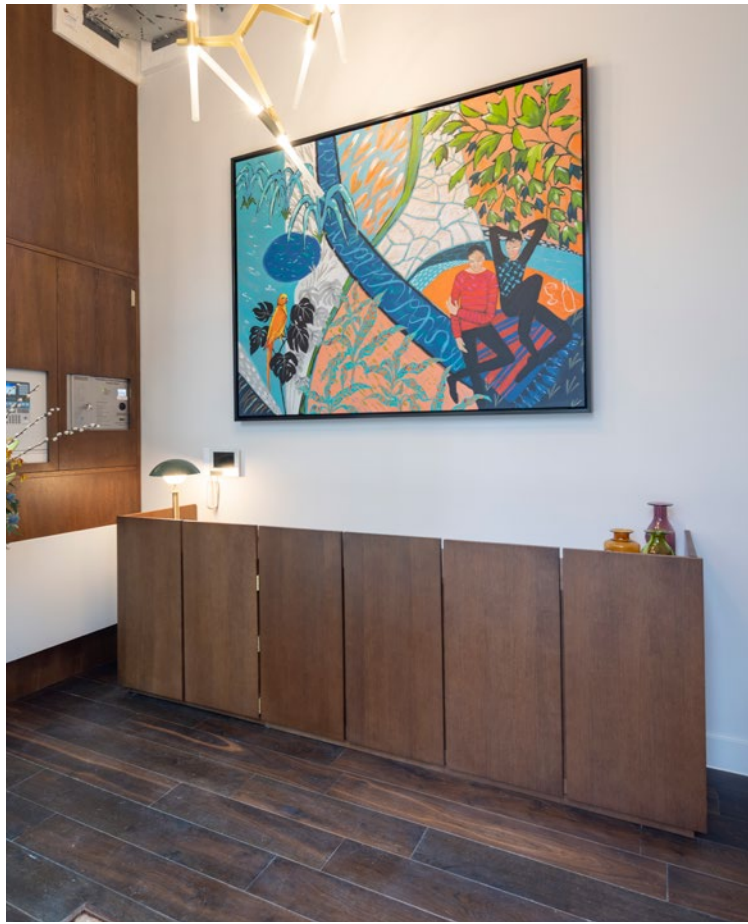
The Royal Borough of Kensington and Chelsea is one of the most affluent in London and is bordered by Holland Park to the west, Notting Hill to the north, Chelsea to the south and Knightsbridge to the east.

The area is home to world renowned tourist and cultural attractions including the Natural History Museum, Victoria & Albert Museum, Royal Albert Hall, Kensington Palace Gardens and the Design Museum. Being equidistant between Holland Park and Kensington Gardens, there is also easy access to some of London's most popular park gardens.



Newly built and exclusive, each office has an air of sophistication and is available on flexible terms from 24 months, price on application

- Open-plan and self-contained
- Fully-fitted & managed on your behalf
- Dedicated meeting rooms, break-out areas and kitchens
- 24/7 access, facilities and IT support
- Lift and modern stair access to all floors
- Bicycle parking, showers and lockers
- Zoom rooms
- EPC rating A22







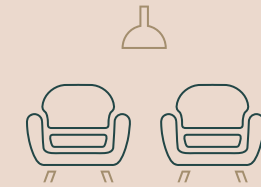
The finishes and specification of the building have been chosen to meet the requirements of all types of occupiers



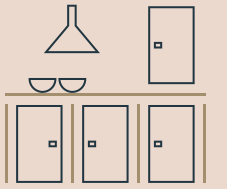
FULLY-FURNISHED



DEDICATED MEETING ROOMS



BREAK-OUT SPACES



DEDICATED KITCHENS



AIR CONDITIONING & HEATING



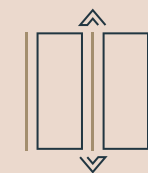
HIGH SPEED WIFI



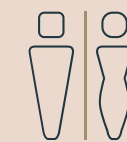
ZOOM ROOMS



24/7 ACCESS



PASSENGER LIFT



TOILET FACILITIES



BICYCLE STORAGE



SHOWER & LOCKERS

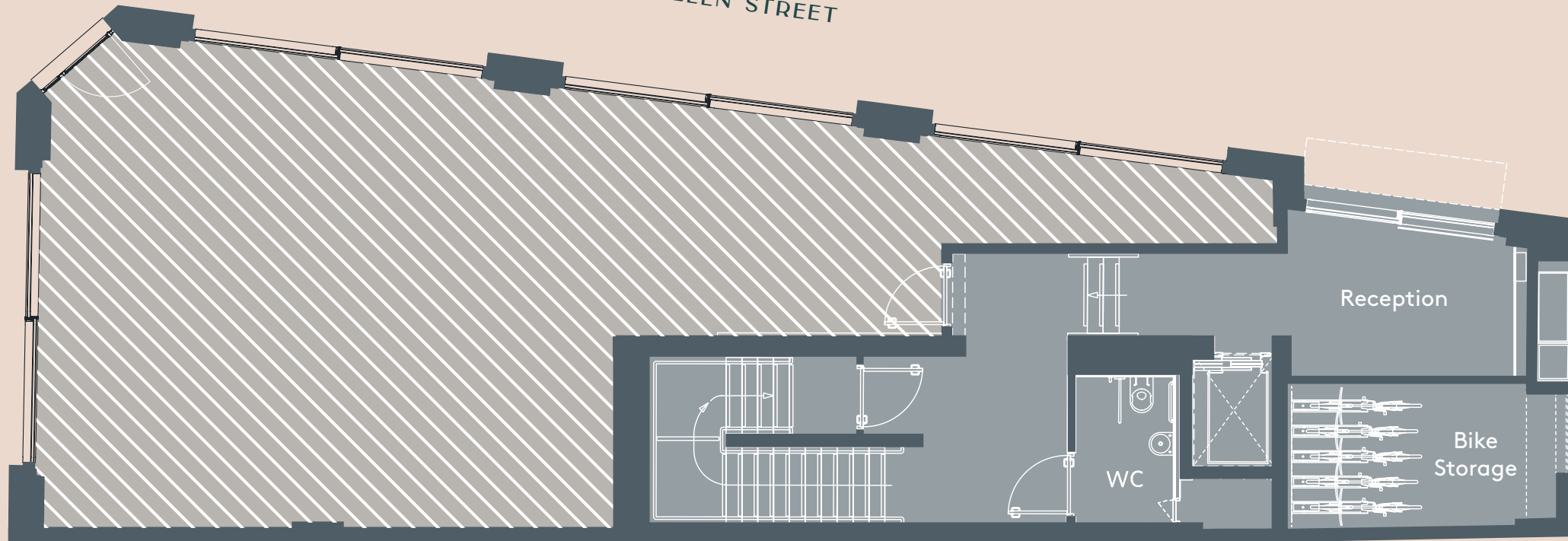
Floor	sq m	sq ft
First	120.3	1294
Second	120.3	1294
Third (Terrace)	100.4 (20.3)	1080 (219)
Fourth (Terrace)	72.3 (16.6)	778 (179)
<b>Total</b>	<b>413.3</b>	<b>4446</b>

The building is offered to occupiers on the basis of a managed letting arrangement



KENSINGTON HIGH STREET

ALLEN STREET



**GROUND**

- Reception
- Bicycle Storage



**LOWER GROUND**

- 2 Zoom Rooms
- Lockers
- Accessible Shower

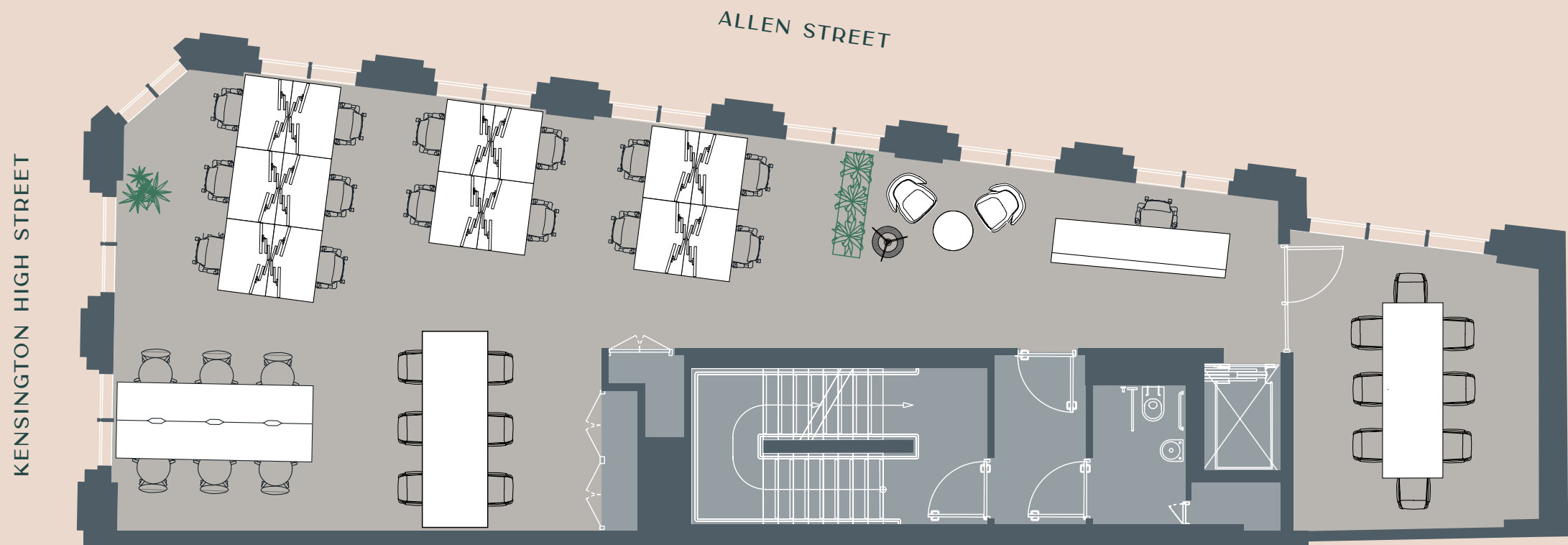
KENSINGTON HIGH STREET

ALLEN STREET



Floorplans are not to scale, are indicative only and subject to change.





### FIRST FLOOR

120.3 sq m / 1294 sq ft

- 14 Workstations
- Meeting Rooms (Boardroom) x 1
- Collaborative Working Area (6 people)
- Reception
- Bench Desk (6 people)
- Dedicated Kitchen



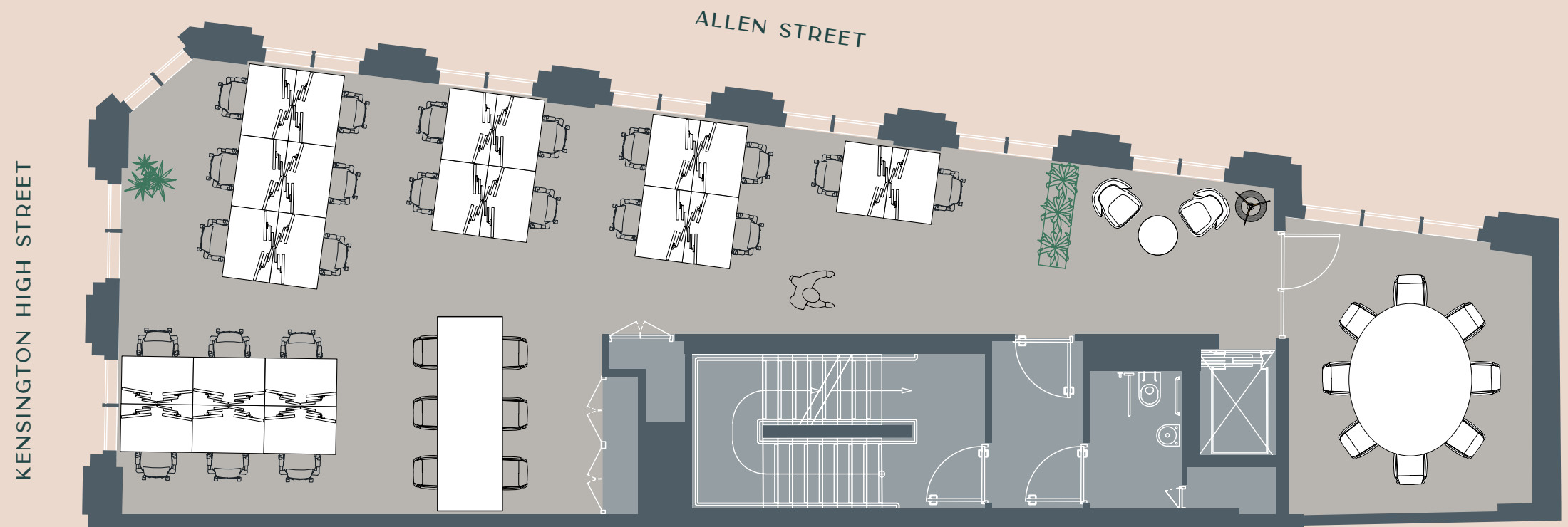
[View Listing](#)

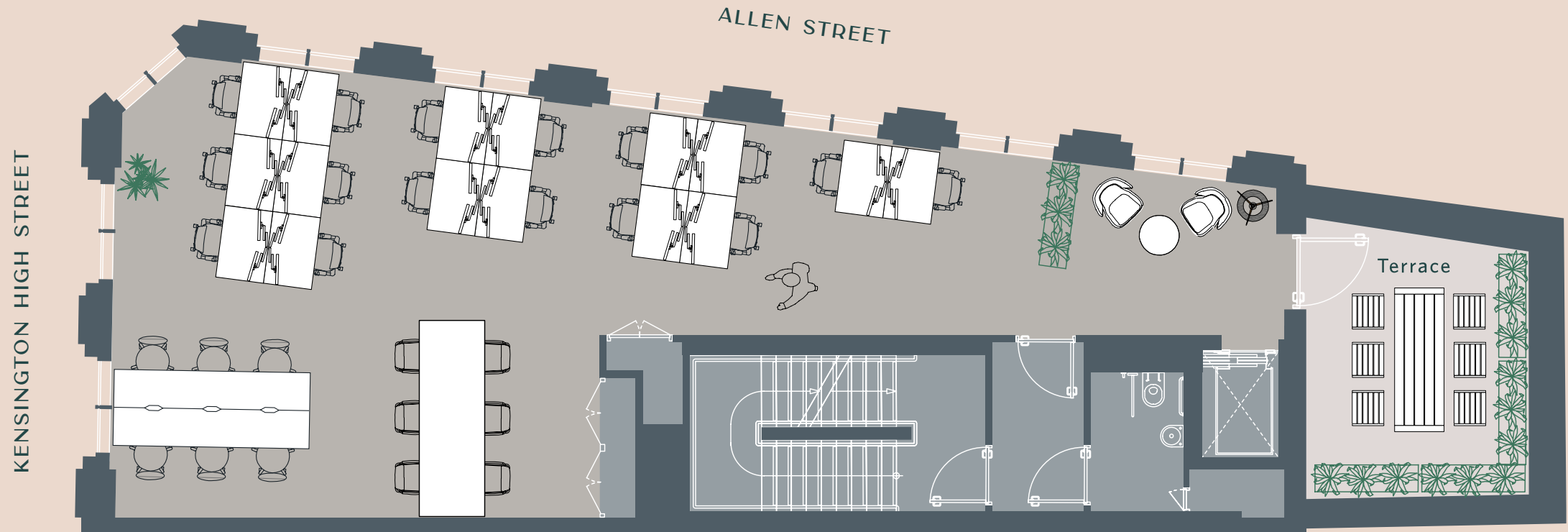


### SECOND FLOOR

120.3 sq m / 1294 sq ft

- 22 Workstations
- Meeting Rooms (Boardroom) x 1
- Bench Desk (6 people)
- Dedicated Kitchen





### THIRD FLOOR

100.4 sq m / 1080 sq ft

- 16 Workstations
- Collaborative Working Area (6 people)
- Bench Desk (6 people)
- Dedicated Kitchen
- Terrace (219 sq ft)



[View Listing](#)



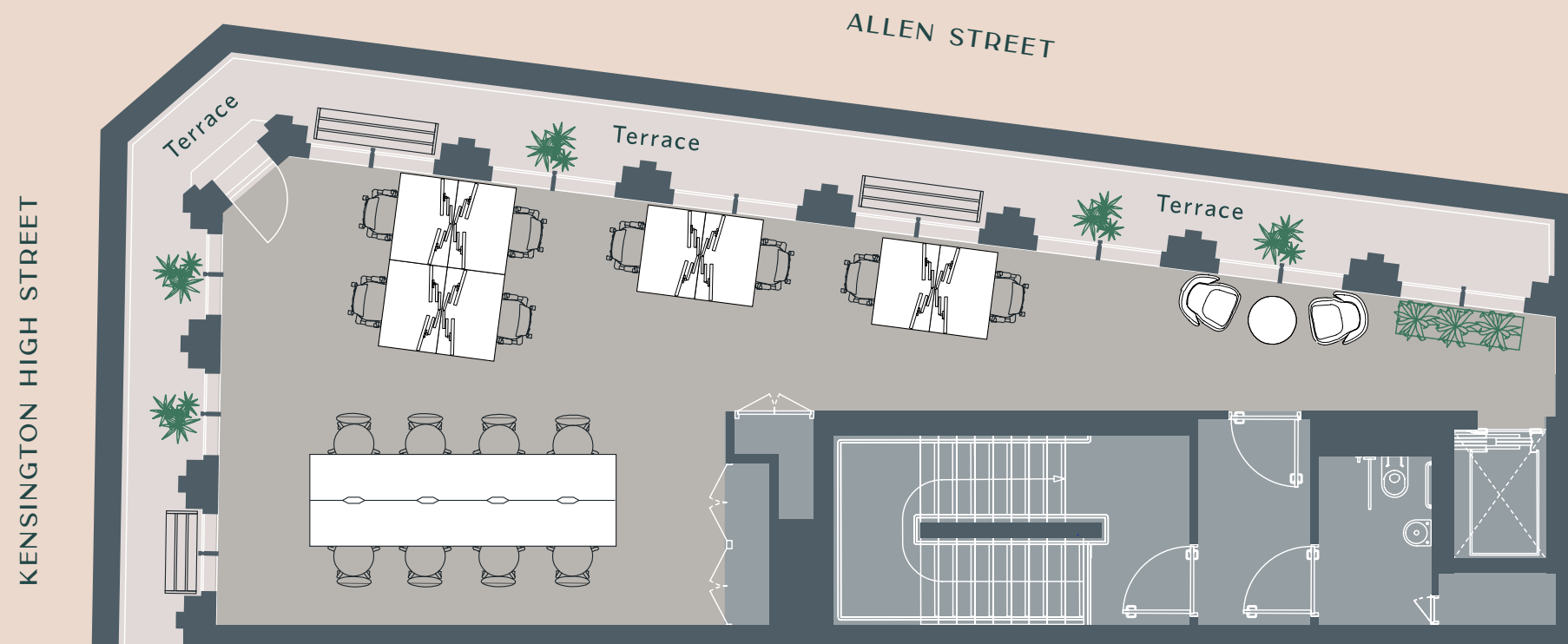
### FOURTH FLOOR

72.3 sq m / 778 sq ft

- 8 Workstations
- Collaborative Working Area (8 people)
- Dedicated Kitchen
- Terrace (179 sq ft)



[View Listing](#)



Since the 1690s Kensington High Street has evolved from a residential area, with large houses, to a bustling centre for commerce

In 1682, Francis Barry purchased land in Kensington and began to develop houses. The street developed around residential terraces, with large houses occupied by a number of distinguished residents.



1868 View inside Kensington (now High Street Kensington) Station.

### 1860s

The first station on Kensington High Street was built in 1867 and covered by a large iron and glass roof. Demolished in 1906, it was rebuilt to include a new shopping arcade.



### 1955

An artist's impression of Barker's in 1955. In 1957 House of Fraser bought the Barkers Group, eventually opening a much condensed Barkers, including an arcade. In 2006, the 135-year-old department store closed for good. Part of the Barker premises has now been taken over by American Whole Foods Market.



### 1962

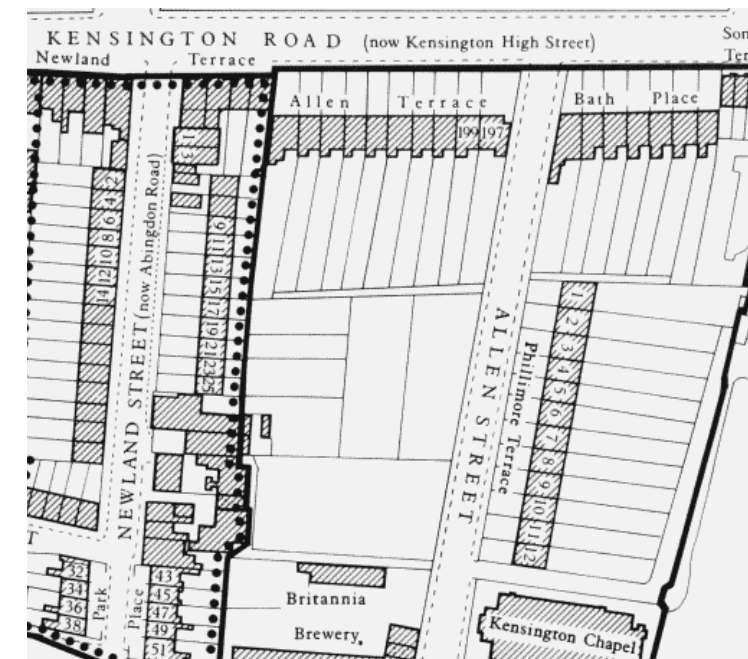
The Commonwealth Institute moved to Kensington High Street in 1962-2004. Following £80 million redevelopment, the site became the home of the Design Museum, opening in late 2016.



### 2022 - Present day

Kensington High Street remains one of London's most popular and best known shopping streets, and there is significant redevelopment in the area.

## History of 197 KHS through the years



Ordnance Survey of 1867-72.

### 1820s

Built by the developer Thomas Allen in the early 1820s, 197 KHS formed part of a terrace of townhouses known as Allen Terrace, which were originally set back from the High Street to allow for front gardens.



Based on the Ordnance Survey of 1973-6.

### 1970s

Extensions were added above shops throughout the 20th century for all of Allen Terrace, apart from 197, leaving an unbalanced gap in the high street building line.



Nos. 197-217 (odd) Kensington High Street in c. 1905.



Nos. 197-217 (odd) Kensington High Street in c. 1963. Businesses included Pettits and Woolworth.



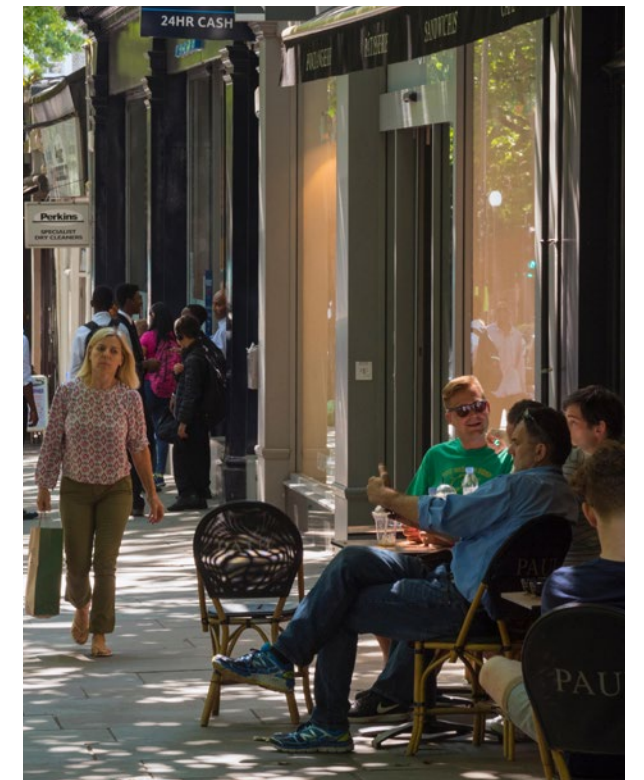
Buildings at junction of Kensington High Street and Allen Street c.1983.

### 2022

L.M. Stern redeveloped 197, and created a state-of-the-art office building whilst improving the built environment of Kensington High Street.

### A cultural quarter and home to luxury lifestyle brands

The area is one of London's leading retail destinations that benefits from footfall from both wealthy local residents and large volumes of tourists visiting local attractions.



## Kensington, a unique mix of boutique dining and high fashion

Kensington High Street hosts a range of high quality flagship fashion stores including Massimo Dutti, Zara, Jigsaw, The Kooples, and Kurt Geiger. There is also a wide variety of restaurants in Kensington including Babylon, The Belvedere, Kitchen W8 and Clarkes.



DISHOOM



Massimo Dutti

ORÉE

JOE & THE JUICE

BALANS

KENSINGTON HIGH STREET

L'OCCITANE EN PROVENCE

OLE & STEEN LAGKAGEHUSET

THE IVY

COS

ROAR

COTSWOLD COMPANY

megan's



### DINING

- |                    |                     |                         |
|--------------------|---------------------|-------------------------|
| 1. Gail's          | 7. Ole & Steen      | 13. Rosso               |
| 2. Megan's         | 8. The Ivy          | 14. Melbury Market      |
| 3. Balans          | 9. The Roof Gardens | 15. Labakery            |
| 4. Joe & the Juice | 10. Dirty Bones     | 16. The Hand and Flower |
| 5. Orée            | 11. Whole Foods     | 17. Society             |
| 6. Dishoom         | 12. Kitchen W8      | 18. Hare & Tortoise     |

### RETAIL

- |                   |
|-------------------|
| 19. Cotswold      |
| 20. Massimo Dutti |
| 21. Cos           |
| 22. L'Occitane    |
| 23. Hobbs         |
| 24. Waitrose      |

### LIFESTYLE

- |                       |
|-----------------------|
| 25. Roar              |
| 26. Equinox           |
| 27. Core Collective   |
| 28. Hilton Kensington |
| 29. BeyondMed         |
| 30. Olympia           |

Travel links to and from 197 KHS are excellent. The property is 250m from High Street Kensington Tube Station (Circle and District Line) and 0.9 miles from Notting Hill Gate Tube Station (Central Line). There are also a number of bus routes running

along Kensington High Street, providing good connectivity to the immediate and wider area. Further afield the M4 is 4.1 miles to the west and provides easy access to Heathrow and the national motorway network via the M25.

Journey in minutes from High Street Kensington tube station:



Flexible office contacts:

[197kensington.com](http://197kensington.com)



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meadowcroft  
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