

# 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 4,850 sq ft of high quality flexible accommodation set within a new West London community.

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A Thriving Community.

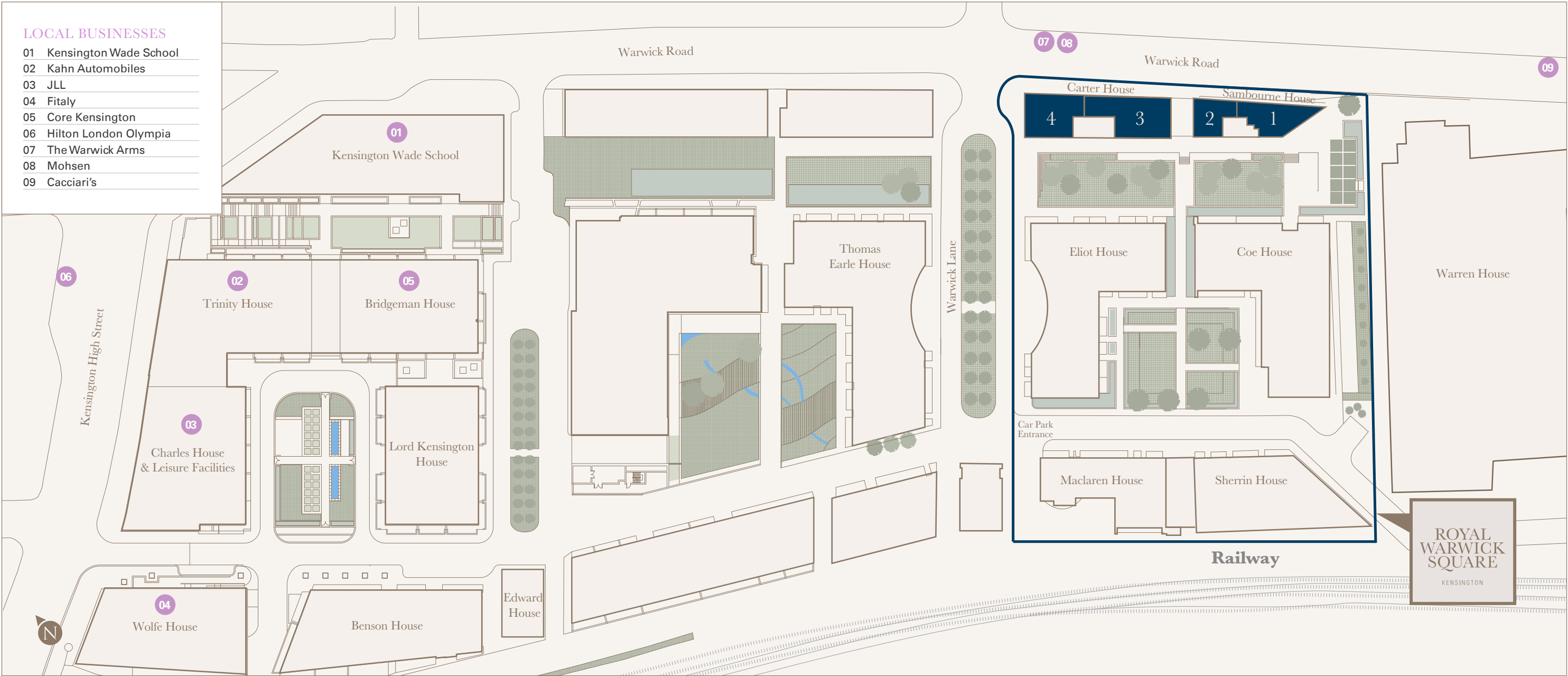
Royal Warwick Square is the final phase of the Warwick Road Masterplan, which occupies a prestigious position in the heart of the Royal Borough of Kensington and Chelsea, just off Kensington High Street.

When completed in 2022, 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 Core Kensington, Fitaly, The Warwick Arms, Cacciari’s and Hilton London Olympia, among others.

Warwick Road Masterplan.



The Local Neighbourhood.



DRINK

- 01 K Bar atThe 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 Apero
- 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 Francais
- 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

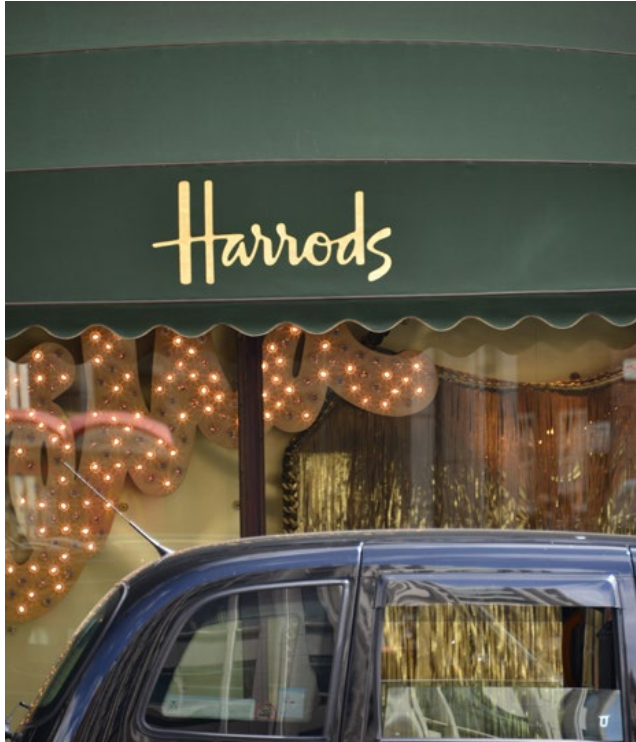






£ ↑ ↑

The most affluent  
Borough in the UK





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





Average income in excess  
of £60,000 per head





160,000 residents

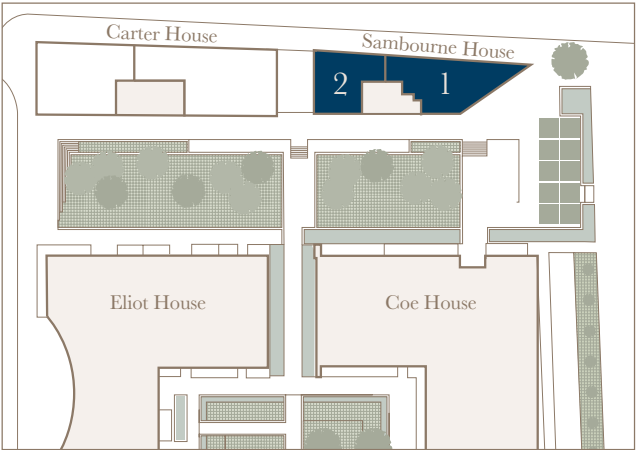
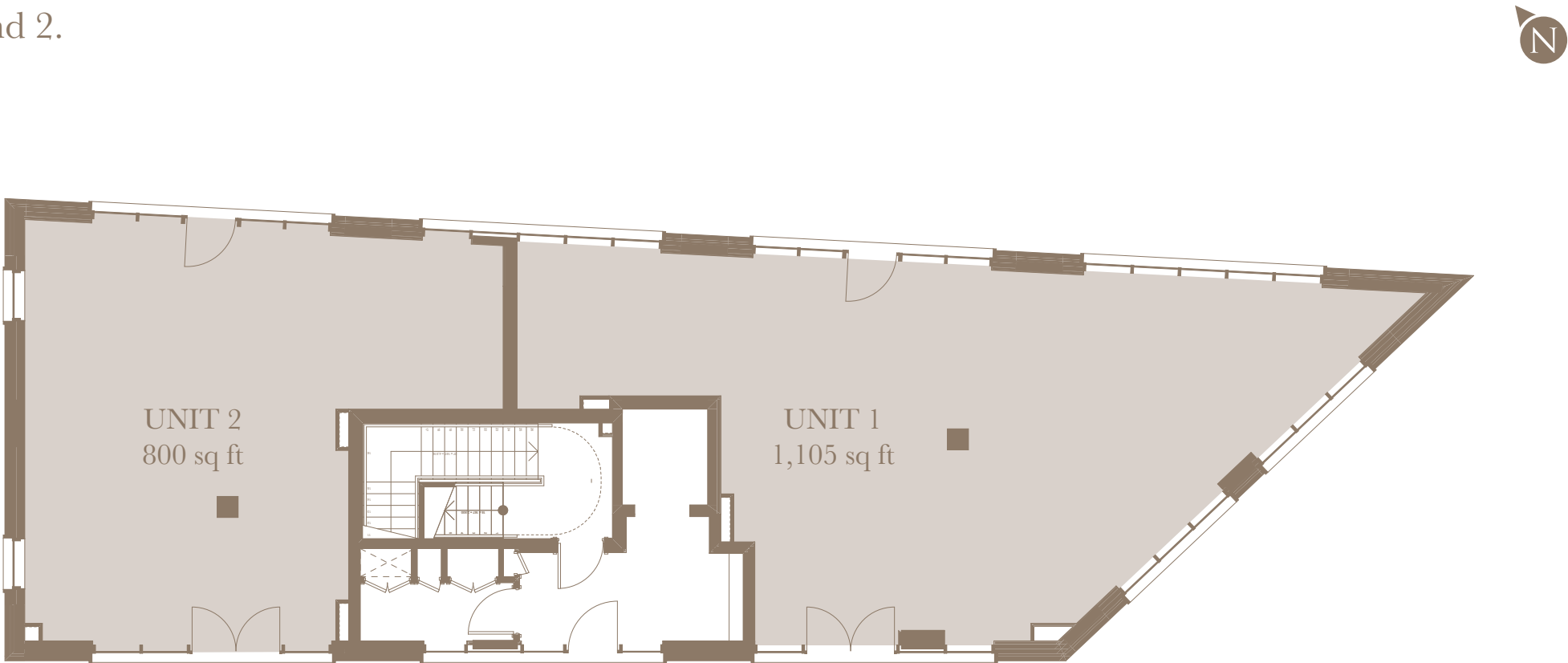




87,000 people enter the  
Borough daily for work



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

The units are available on a new lease for a term to be agreed.

Quoting Rent

Available upon request.

Business Rates

Rates Payable are yet to be assessed but are estimated as follows:  
Unit 1 - £8,250 per annum  
Unit 2 - £5,850 per annum

Service Charge

£3 psf for the budget year 2021/2022.

Timing

Available for occupation by Q4 2021.

EPC

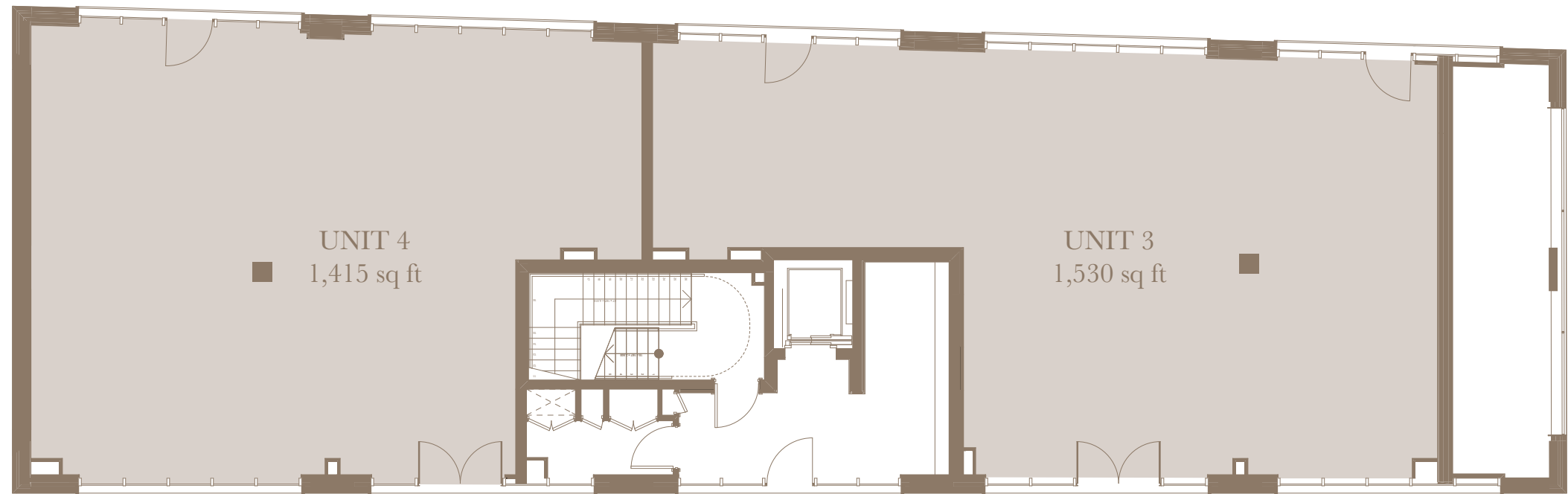
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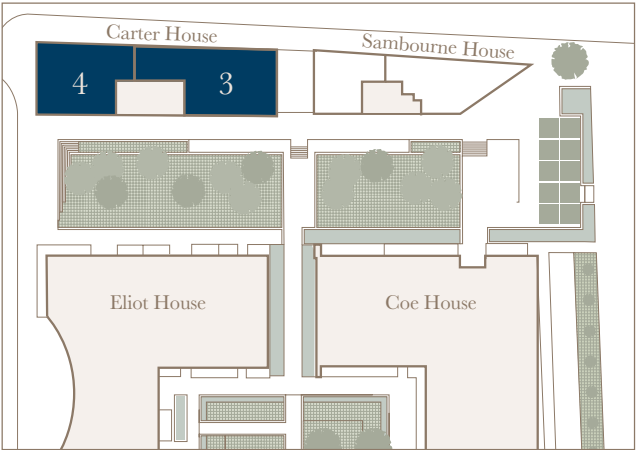




Units 3 and 4.



For indicative purposes only, not to scale.



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

The units are available on a new lease for a term to be agreed.

Quoting Rent

Available upon request.

Business Rates

Rates Payable are yet to be assessed but are estimated as follows:  
Unit 3 - £11,400 per annum  
Unit 4 - £10,550 per annum

Service Charge

£3 psf for the budget year 2021/2022.

Timing

Available for occupation by Q4 2021.

EPC

Available upon request.





For further information please contact:



**Susie Buss**  
07807 079971  
Susie.Buss@eu.jll.com

**David Carlsson**  
07904 949275  
David.Carlsson@eu.jll.com

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