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106 KENSINGTON HIGH STREET, KENSINGTON, W8 4SG
2,548 SQ FT (236.72 SQ M)

Exceptional opportunity to lease a fully fitted office on Kensington High Street benefiting from a private terrace.

KEY POINTS

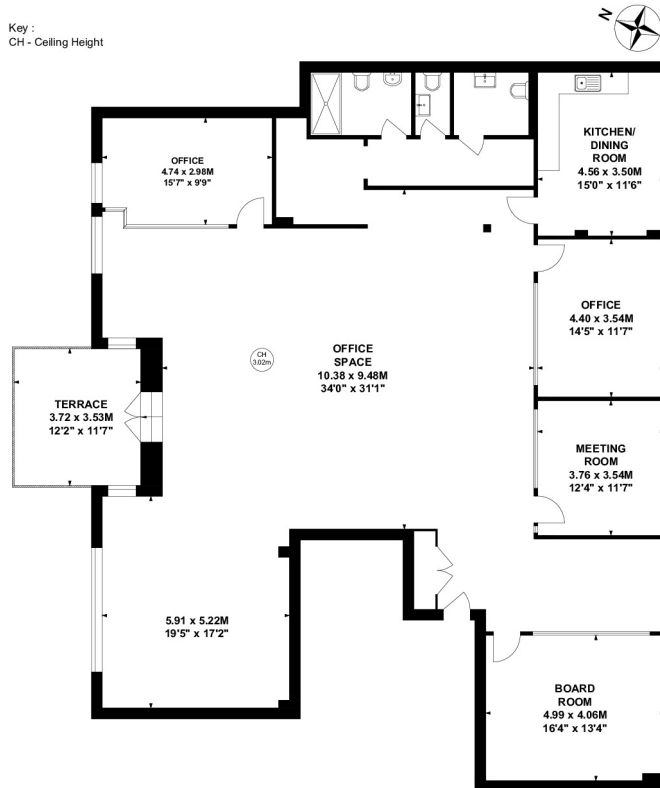
- Fully Fitted
- 8-person passenger Lift
- Air-Conditioning
- Secure on-site bike storage
- Kensington High Street
- LED Lighting
- Excellent Transport Links
- BREEAM Very Good
- EPC B
- Ready-to-occupy
- Fully access raised floors
- Demised WCs and showers



Kensington High Street, W8

Approximate Net internal area
244.36 sq m / 2630 sq ft

Key :
CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



INDICATIVE

Although every effort has been made to confirm type, run and size of drainage it is advisable to check these details against statutory authority records before proceeding with any design.

Although every effort has been made to confirm species of trees shown on this drawing if it is critical to design we do not accept responsibility for any errors beyond the visible floor. with an arboriculturalist.

Every effort has been made to confirm the structure within the building, however this is a non-intrusive survey and we accept no responsibility for any errors beyond the visible floor. If this is critical to design we suggest further investigation.

As determined by RICS guidelines, this survey has a presentation scale of 1:100. Interrogated dimensions will be within tolerance for this and smaller scales only.

Do Not Scale From Paper Copies

Rev. Notes: Date

LEGEND

When viewing individual elements please ensure that all layers beginning "C" are turned on or traced, as well as the relevant floor plate. e.g. "T" for first floor

Layer/contour/Plan	Elevation/Section	Display Annotation
B-Basement	B-Block	h-Height
0-Street	0-Pathway	h-Height
1-First	0-Corsethills	c-Corsethills Height
2-Second	0-Bromley	h-Beam Height
3-Third	0-Services	h-Beam Height
4-Fourth	0-Walkways	h-Beam Height
5-Fifth	1-Levels	h-Structural Ceiling
6-Sixth	1-Tripart	h-False Ceiling

Symbols

Beam (Exposed)	Step Up
Beam (Hidden)	Slope Up
Section/Elevation line	Stair Cut
	Jamb
	Hinge
	Fix Mark

Example Level Annotation:-

- 0.000 Elevation Detail Levels
- 0.000 Plan Detail Levels
- (0.000) Plan Soffit Levels



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Project
No. 100-106 HIGH STREET
KENSINGTON
LONDON - W8 5SF
Title
EXISTING
SECOND FLOOR PLAN
Client
PCB

Project No	Revision	Dwg No.
19021R	F0	1 of 1
Plot Scale	Sheet Size	Date
1 : 100	A1	20/07/2022

Levels Related to OSGB36 unless otherwise stated.



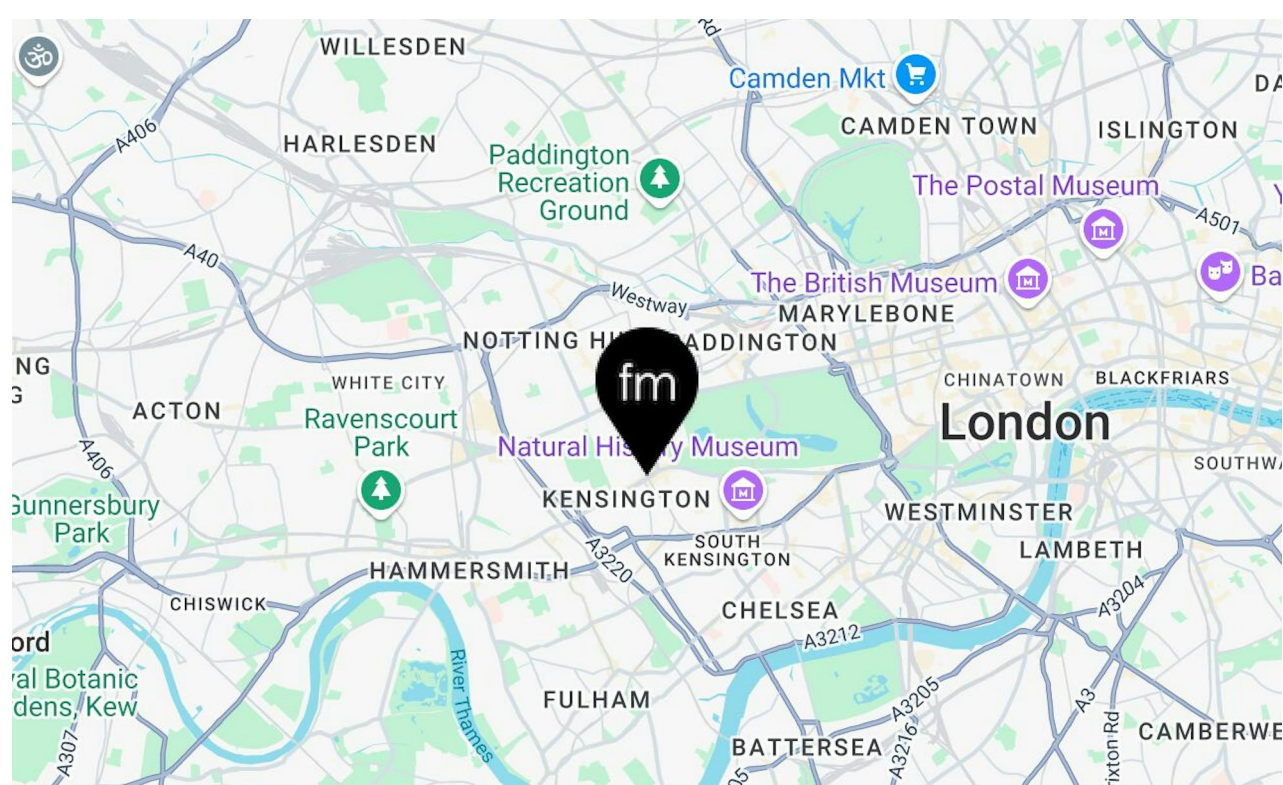
SECOND FLOOR
Net Internal Area 236.69 Sqm/2548 Sqft

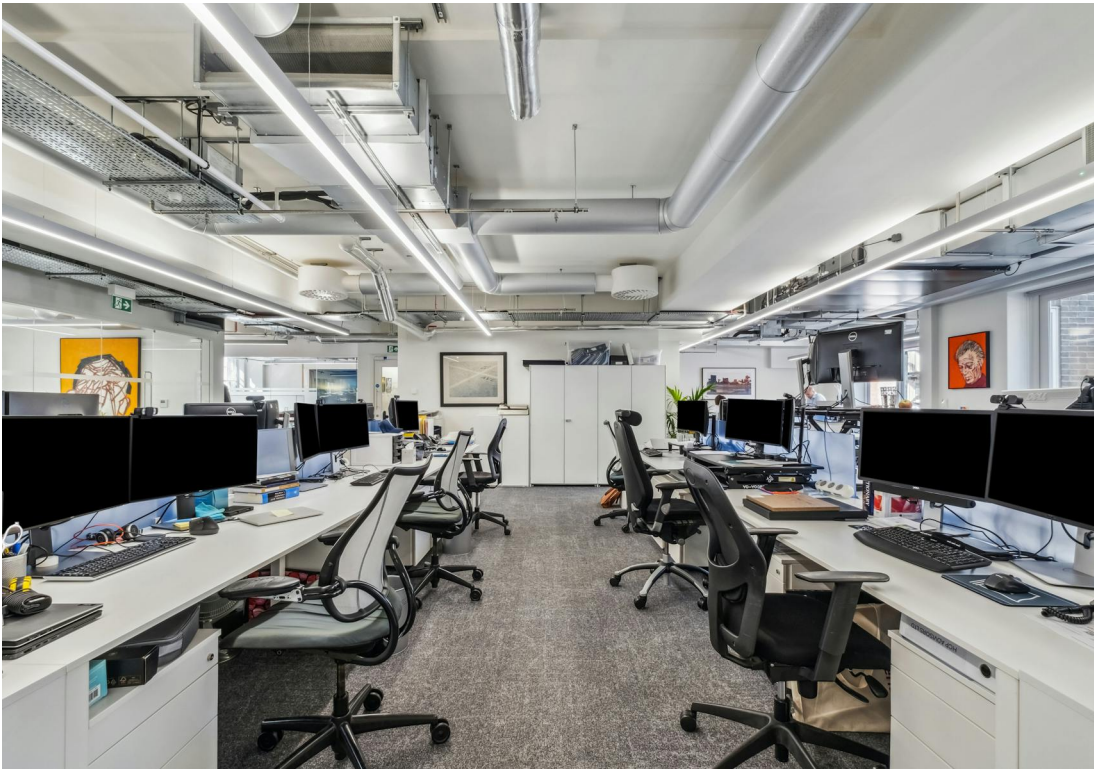
LOCATION

Positioned in the heart of Kensington, 106 Kensington High Street offers immediate access to a vibrant mix of cultural landmarks, green spaces, and premium retail and dining. Just steps from High Street Kensington Underground Station (Circle & District lines), the building is exceptionally well-connected to central London and beyond. Nearby attractions include Kensington Palace, the V&A, Holland Park, and Hyde Park, with renowned destinations like Harrods and The Ivy just a short walk away.

DESCRIPTION

The second floor at 106 Kensington High Street offers an excellent opportunity to secure a fully fitted office in a landmark mixed-use development on Kensington High Street. The available second floor office suite spans 2,630 sq ft, benefitting from a private outdoor terrace perfect for the summer months. The offices have been finished to a high standard with a stylish reception area and secure on-site cycle storage, as well as demised end of journey facilities including WCs and showers.







RENT

£77.50 per sq ft (£197,470 per Annum)

BUSINESS RATES

Rateable value is £138,000

Rates Payable £29.12 per sq ft

LEGAL FEES

Each party to bear their own costs

EPC

B (29)

VAT

Applicable

ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

CONTACT

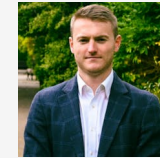


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