

Kensington W8

**Virtual freehold office investment
Sale and leaseback**



1st-3rd floors

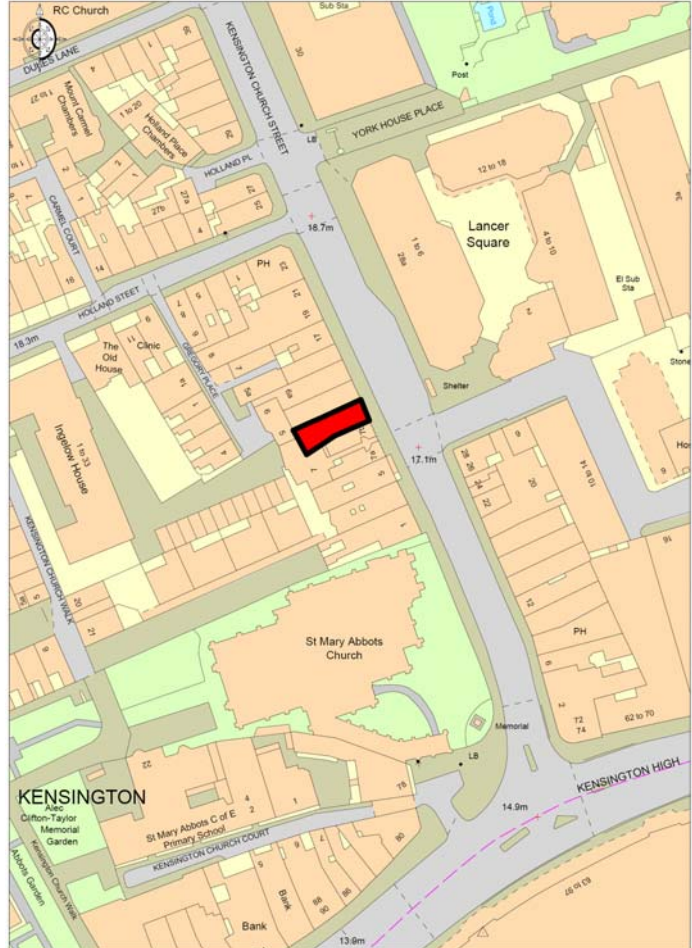
9 Kensington Church Street



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Location

The property is located on the western side of Kensington Church St, close to the junction with Kensington High St, and thus enjoys close proximity to superb shopping and entertainment amenities as well as Kensington High St underground (District, Circle Lines).

Accommodation

The property comprises a self-contained suite of open plan and partitioned offices planned on first, second and third floors within an attractive period building. The offices combine modern amenities with the character of an older building.

The approximate net useable floor areas are as follows:-

Floors	NIA	
	Sq ft	Sq m
First	840	78
Second	240	22
Third	333	31
Total	1,413	131

Amenities

- * Central Heating * Fitted Kitchenette * 3 WC's *
- * Comfort Cooling throughout * Perimeter Trunking *

Tenure

Leasehold for a term of 999 years less 3 days from 19/11/1998 at a peppercorn ground rent.

Use

The current use is offices within class B1. The Headlease permits B1, A1 or A2 uses (subject to planning).
 NB: Residential use is not permitted under the terms of the Headlease.

Tenancy

A new lease will be granted on effectively FR&I terms to Marsh & Parsons Ltd for a term of 10 years at an initial rent of £51,000 per annum (£36.09 per sq ft net), subject to 5 yearly upward only rent reviews.

Covenant

Marsh & Parsons Ltd are residential estate agents trading from 14 offices with a turnover in excess of £23 million, a pre-tax profit in excess of £5 million and net assets in excess of £5 million.

Marsh & Parsons were named the 2010 UK Estate Agency of the Year. www.marshandparsons.co.uk

Terms

Offers are invited in the region of £800,000 subject to contract, to give an initial yield of 6.02% after deducting usual costs of purchase @ 5.8%.

VAT

Will not apply.

Contact

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SUBJECT TO CONTRACT & STATUS

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.

