

ESSOLDO HOUSE

— ◊ 279 KING'S ROAD, CHELSEA ◊ —



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EVERYMAN CINEMA

dock & dry



UNIQUE, NEW BUILD RETAIL, CINEMA & RESIDENTIAL DEVELOPMENT NEAR TO THE WORLD FAMOUS BLUEBIRD, LOCATED ON THE KINGS ROAD WITHIN THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA.

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ONE OF LONDON'S MOST FAMOUS POSTCODES

The Essoldo House end of King's Road is particularly strong in beauty salons like Face Gym and Hari's; homewares such as Timothy Oulton and Designer's Guild, and lifestyle luxury including Beaufort House Private Member's Club and BlueBird Café.

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BLUEBIRD

LOCATION, LOCATION, LOCATION

The new development is located on the south side of the King's Road, between Old Church Street and Paultons Square, near to the world famous Bluebird restaurant and café.

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MEET THE NEIGHBOURS

The location features numerous restaurant and bar occupiers nearby including The Ivy Chelsea, The Pig's Ear, Big Easy, Juju, Raffles, Kurobuta and Bluebird.

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LEMA



ANTHROPOLOGIE



POLIFORM

MEET THE NEIGHBOURS

It also features retailers such as Osborne & Little, Designers Guild, Poliform, Lema, William Yeoward and Marilyn Moore.

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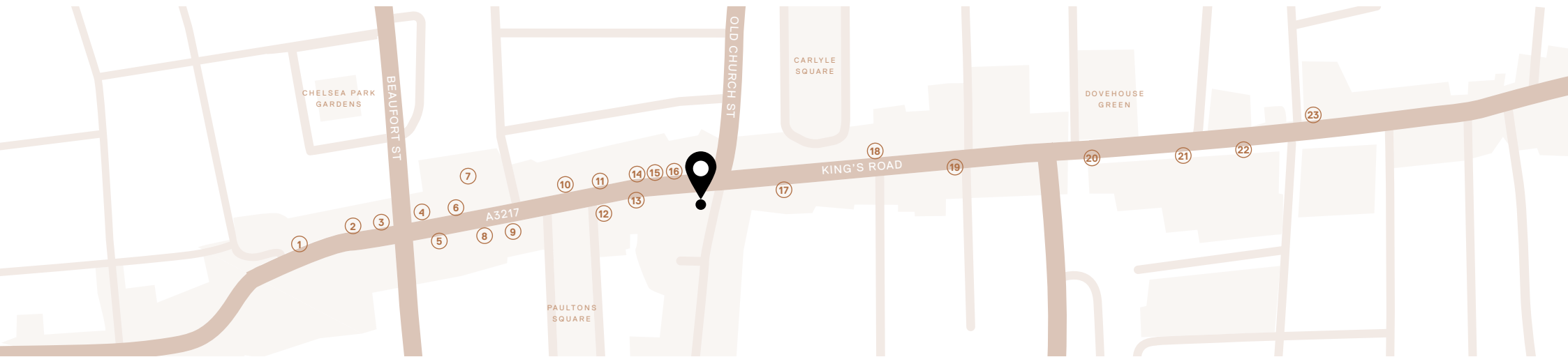
EXCELLENT TRANSPORT ACCESS

The King's Road enjoys good communications, with access to the underground network at Sloane Square (District & Circle Lines), South Kensington (Piccadilly, District and Circle Lines).

The Crossrail 2 scheme includes plans for a new station on the King's Road. This proposal would create a link from Epsom through to Chelmsford via locations including Victoria, Euston, St Pancras and Hackney.

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- 1 TRIYOGA
- 2 BUSABA EATHAI
- 3 BEAUFORT HOUSE
- 4 FACE GYM
- 5 ROCOCO CHOCOLATIERS
- 6 BLUEBIRD

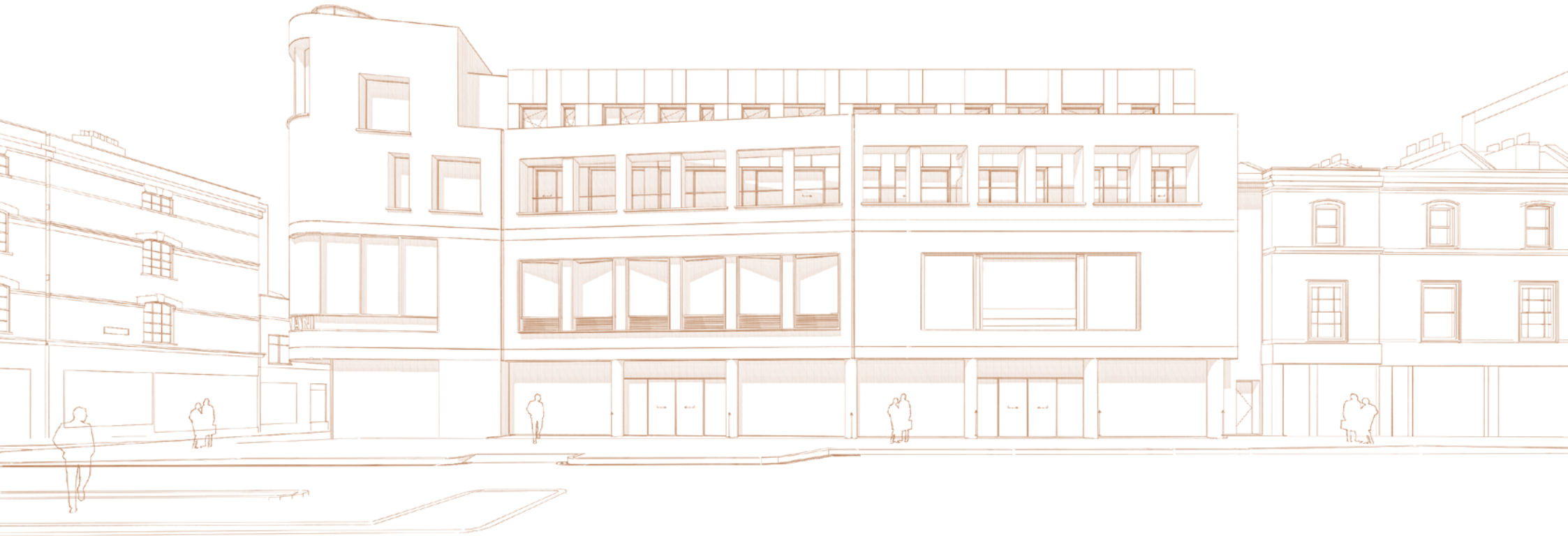
- 7 TIMOTHY OULTEN
- 8 PRETTY BALLERINAS
- 9 SPACE NK
- 10 BAAR & BASS
- 11 THE BIG EASY
- 12 PAPERCHASE

- 13 RAFFLES
- 14 JUJU
- 15 KUROBUTA
- 16 OSBOURNE & LITTLE
- 17 DESIGNERS GUILD
- 18 POLIFORM

- 19 WILLIAM YEOWARD
- 20 THE IVY
- 21 LEMA
- 22 CHELSEA OLD TOWN HALL
- 23 HABITAT

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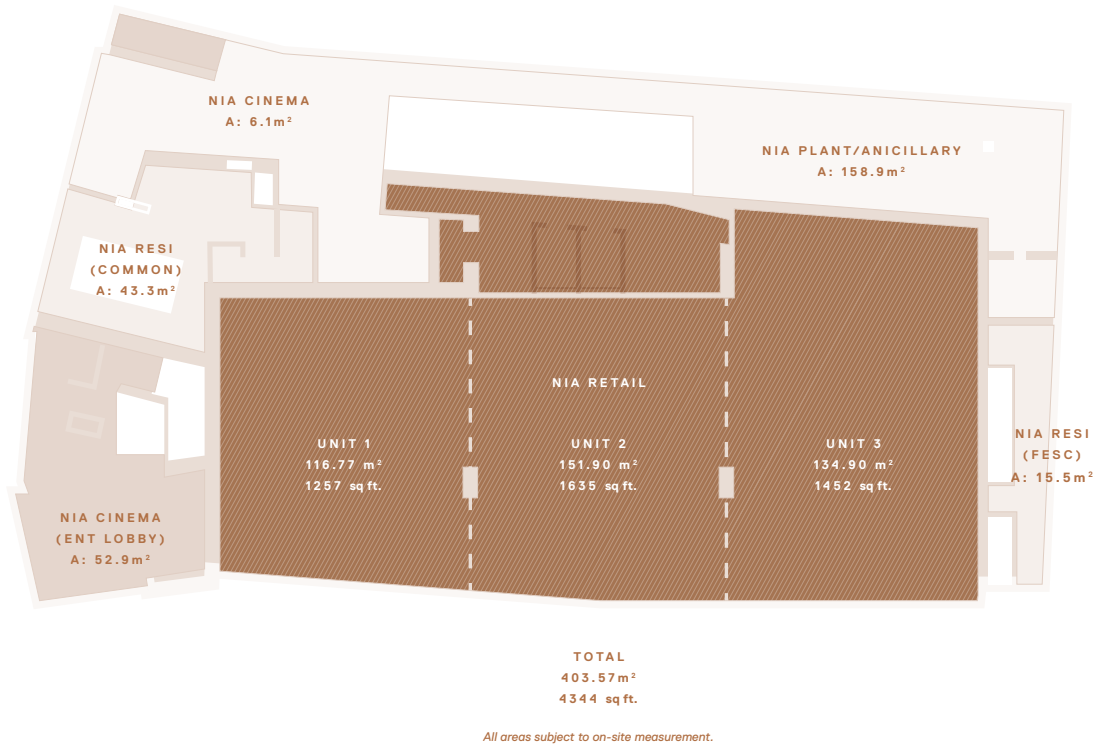


The scheme occupies a busy corner location

- Total frontage of 100ft
- High quality A1 retail uses will be considered
- A new effectively FRI lease, terms to be agreed
- 3.6 metre floor to ceiling height
- Rent upon request

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ACCOMMODATION

Ground floor 4,500 sq ft. Alternatively, there is the potential to split the unit, further details available upon request.

TENURE

The premises are available by way of a new effectively Full Repairing and Insuring lease for a term to be agreed and subject to 5 yearly rent reviews. The lease to be contracted outside the Landlord and Tenant Act 1954 (Part II) as amended.

QUOTING RENT

Further information is available upon request.

BUSINESS RATES

To be assessed. Interested parties are advised to make their own enquiries with the VOA/The Royal Borough of Kensington and Chelsea Council.

AVAILABLE

Target date for practical completion of the building works is November/December 2019

CONTACT

Further detailed information is available upon request from sole agent:

Tony Moore

Director and Co-Founder of Shackleton Properties

M: +44 (0)7792 429 660 | E: tony.moore@shackletonproperty.com

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