



THE EXPERIENCE
LANCER SQUARE

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A STORY OF EXPERIENCE

Lancer Square offers six premium retail units facing onto Kensington Church Street in the affluent London neighbourhood of Kensington, London W8.

Close to Kensington Gardens and world-renowned tourist and cultural attractions, tenants will benefit from the area's reputation as a shopping and dining destination, and a high footfall from both the wider neighbourhood and the new apartments and offices at Lancer Square.



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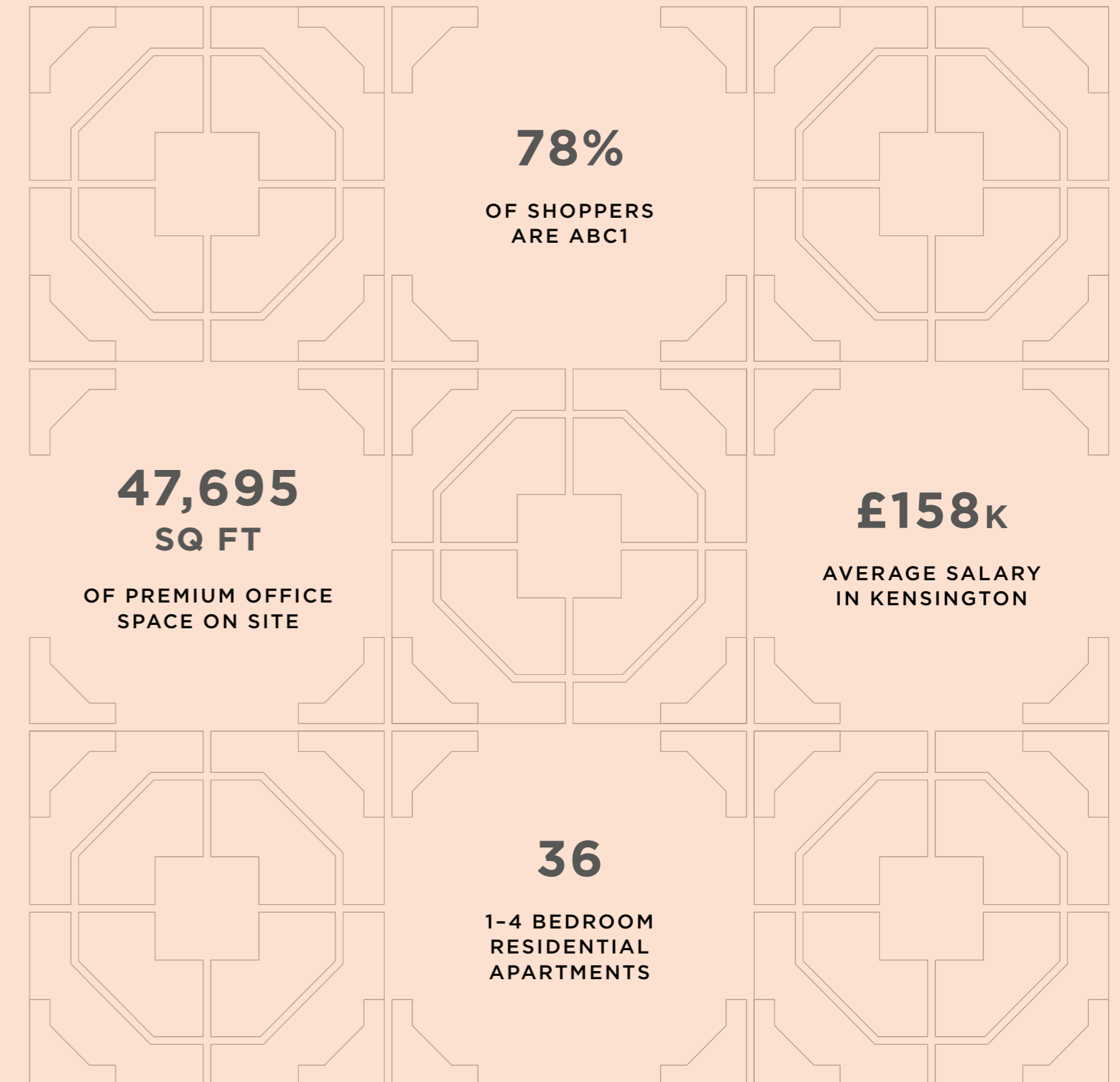
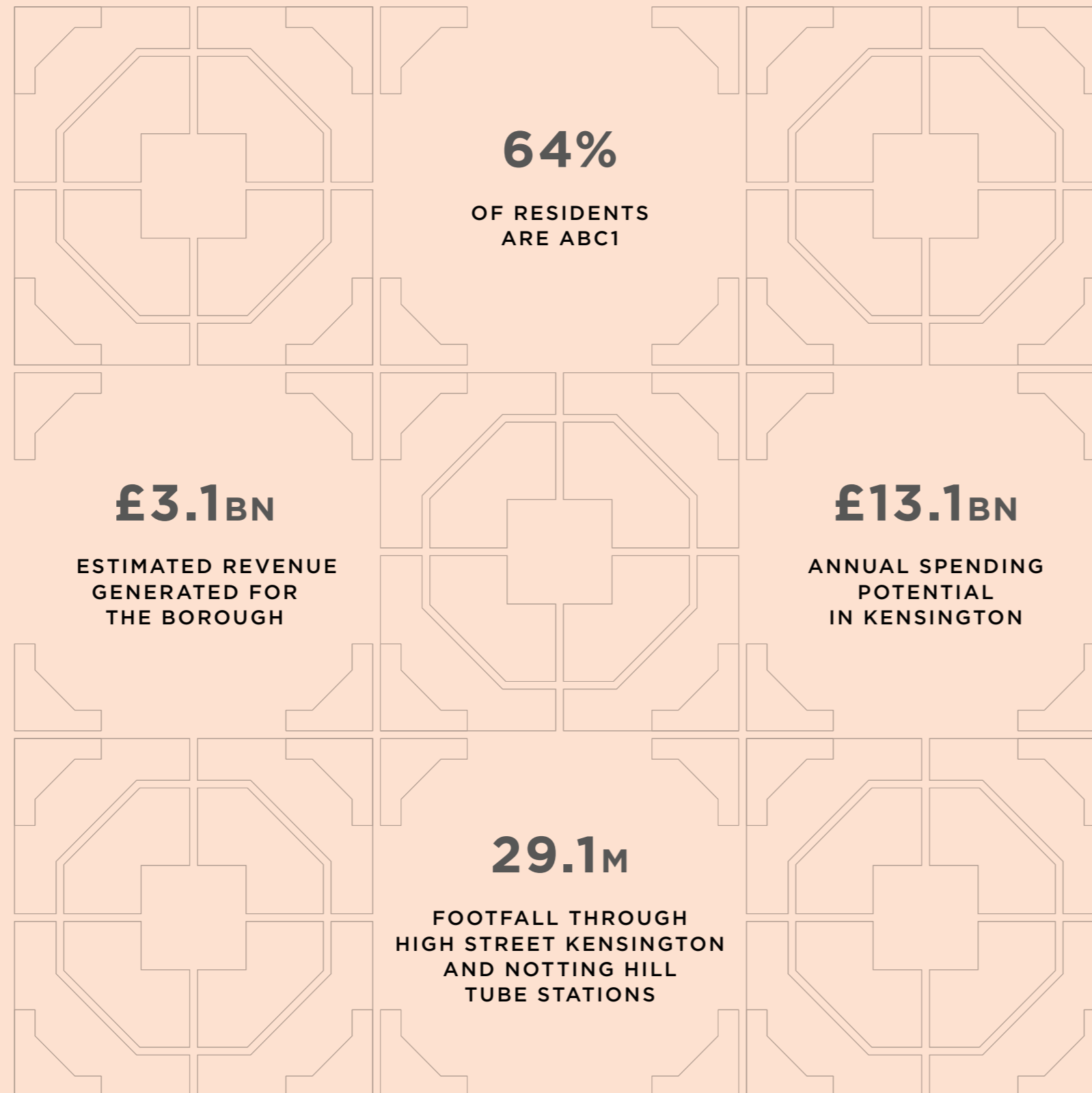
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Lancer Square is situated in one of the capital's most highly prized locations. Close to Royal Parks and iconic cultural destinations, and with unrivalled shopping on its doorstep, it has superb connections to central London and beyond.

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- 01 — HYDE PARK
- 02 — KENSINGTON GARDENS
- 03 — KENSINGTON HIGH STREET
- 04 — KENSINGTON CHURCH STREET
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Lancer Square is at the heart of Kensington Church Street; a thriving shopping destination favoured by locals and tourists alike.



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Kensington combines all the vibrancy of London's West End with a more relaxed and refined pace of life. World-class shopping, unbeatable leisure amenities and an endless choice of select eating and drinking establishments make this the perfect place to spend time.



**VILLAGE CHARM,
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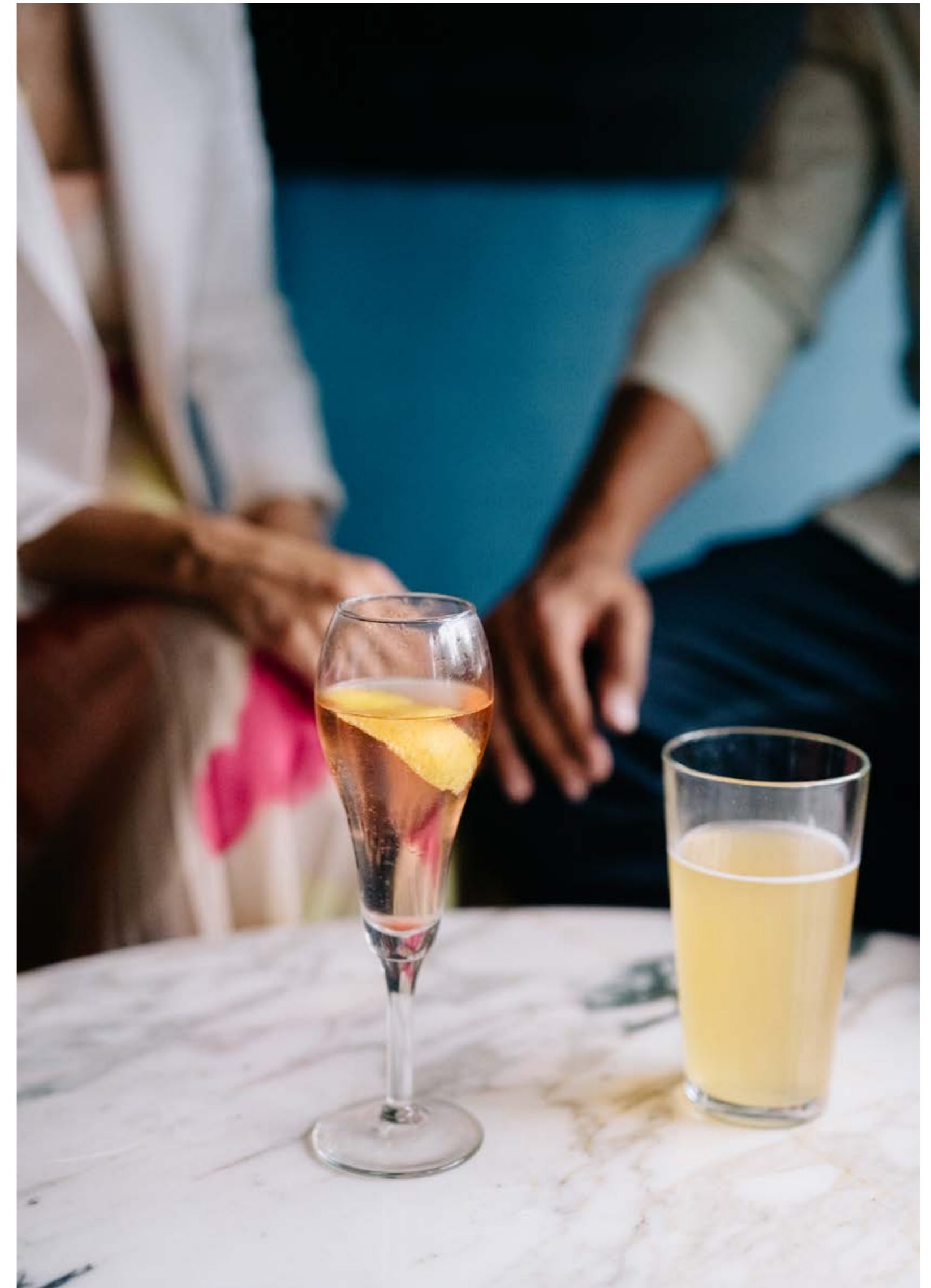
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**TRANQUIL
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Throughout the day and into the evening, Kensington draws a discerning clientele to its unique setting of charming side streets, Royal Parks and enticing blend of independent boutiques, restaurants and bars alongside luxury brands.



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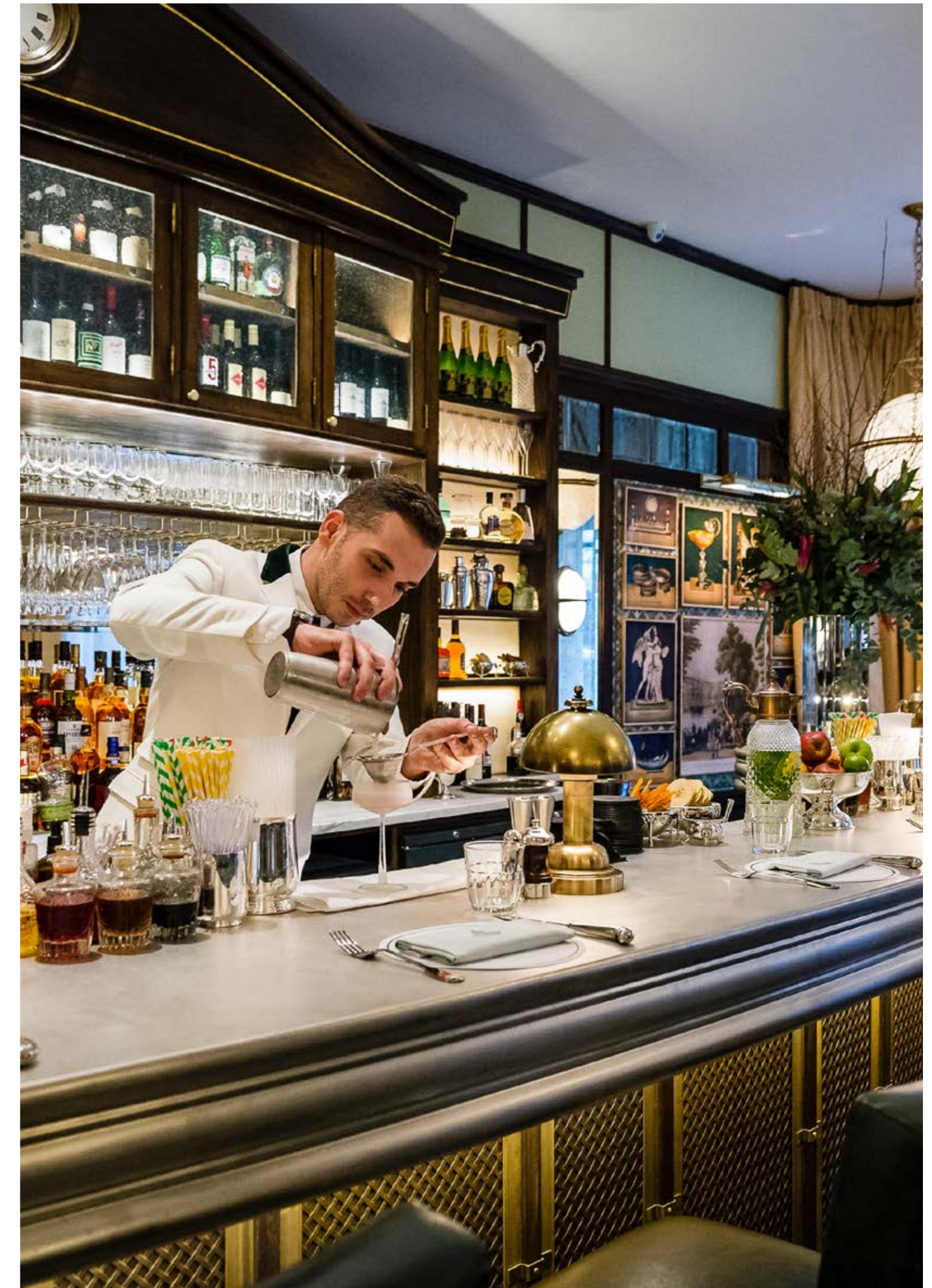
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**GASTRONOMY
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Kensington is the home of some of London's most exclusive fine dining establishments. Among its many revered restaurants are The Ivy, the Michelin-starred Kitchen W8, and the award-winning Launceston Place.



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From specialist bakeries to the finest inter-national cuisine, there are few places in London to rival the quality and selection found in the local neighbourhood.



Lancer Square presents a unique opportunity to create a new destination for Kensington, bringing the exciting possibility for a new restaurant or café to add to the already rich mix of local retail.

01 PLATTER LONDON
Holland Street

02 AKIRA
Japan House

03 DISHOOM
Kensington High Street

04 SALLY CLARKE
Kensington Church Street



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In addition to Kensington's high footfall, Lancer Square is home to thirty-six new apartments and five floors of offices, with occupants ready to discover the exciting new drinking and dining opportunities on their doorstep.



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A SIZE TO SUIT



	GROUND FLOOR (GIA)		LOWER GROUND FLOOR (GIA)	
RETAIL UNIT 1	156 SQ. M	1,676 SQ. FT	88 SQ. M	947 SQ. FT
RETAIL UNIT 2	76 SQ. M	820 SQ. FT	73 SQ. M	790 SQ. FT
RETAIL UNIT 3	64 SQ. M	684 SQ. FT	83 SQ. M	895 SQ. FT
RETAIL UNIT 4	74 SQ. M	800 SQ. FT	76 SQ. M	814 SQ. FT
RETAIL UNIT 5	145 SQ. M	1,561 SQ. FT	163 SQ. M	1,758 SQ. FT
RETAIL UNIT 6	124 SQ. M	1,332 SQ. FT	175 SQ. M	1,884 SQ. FT
TOTAL	639 SQ. M	6,873 SQ. FT	658 SQ. M	7,088 SQ. FT

Six different-sized units with full-height glazing are arranged over ground and basement levels, creating a generous total frontage of 66m on Kensington Church Street.



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BLOCK ONE

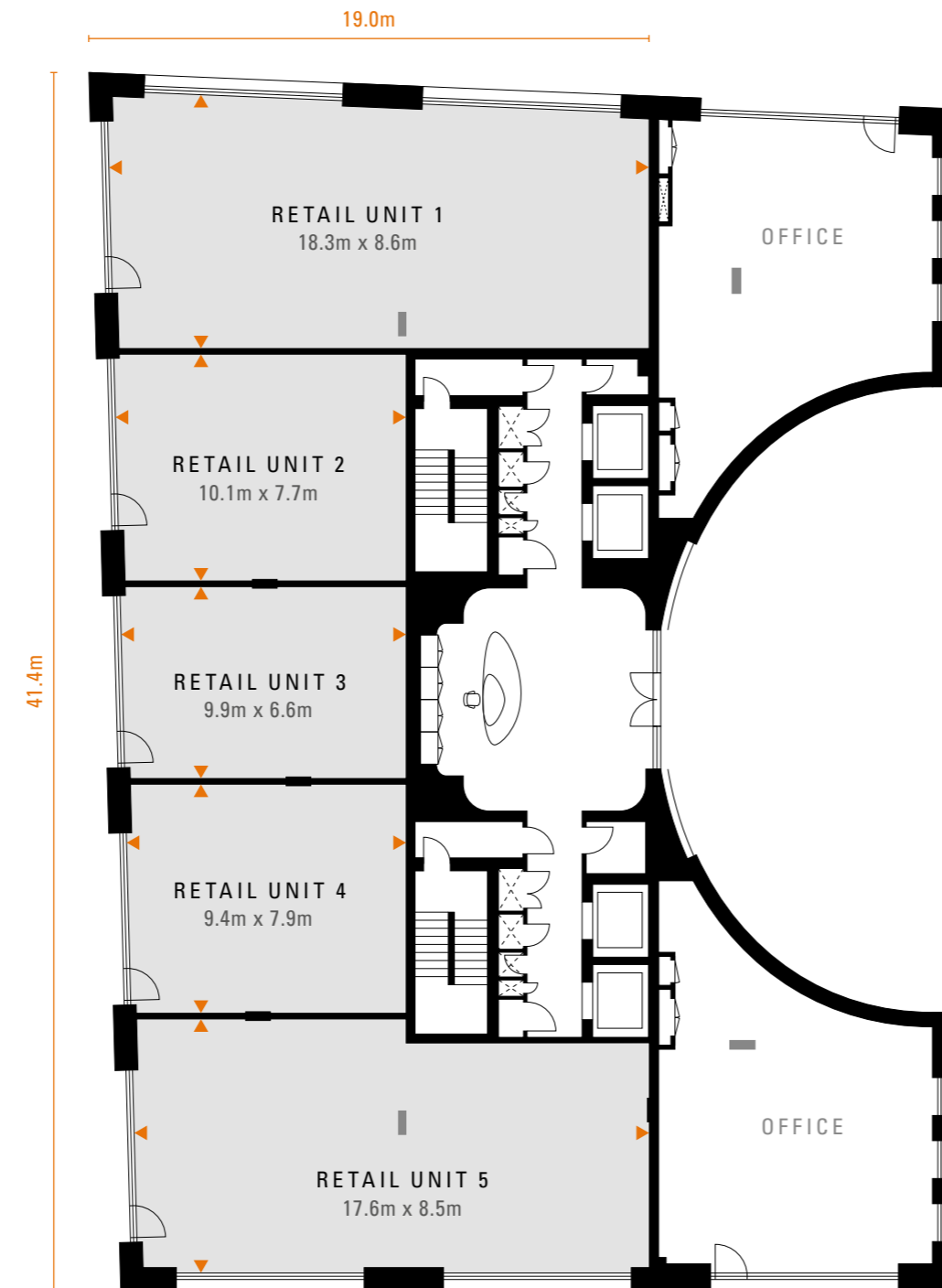
BLOCK THREE

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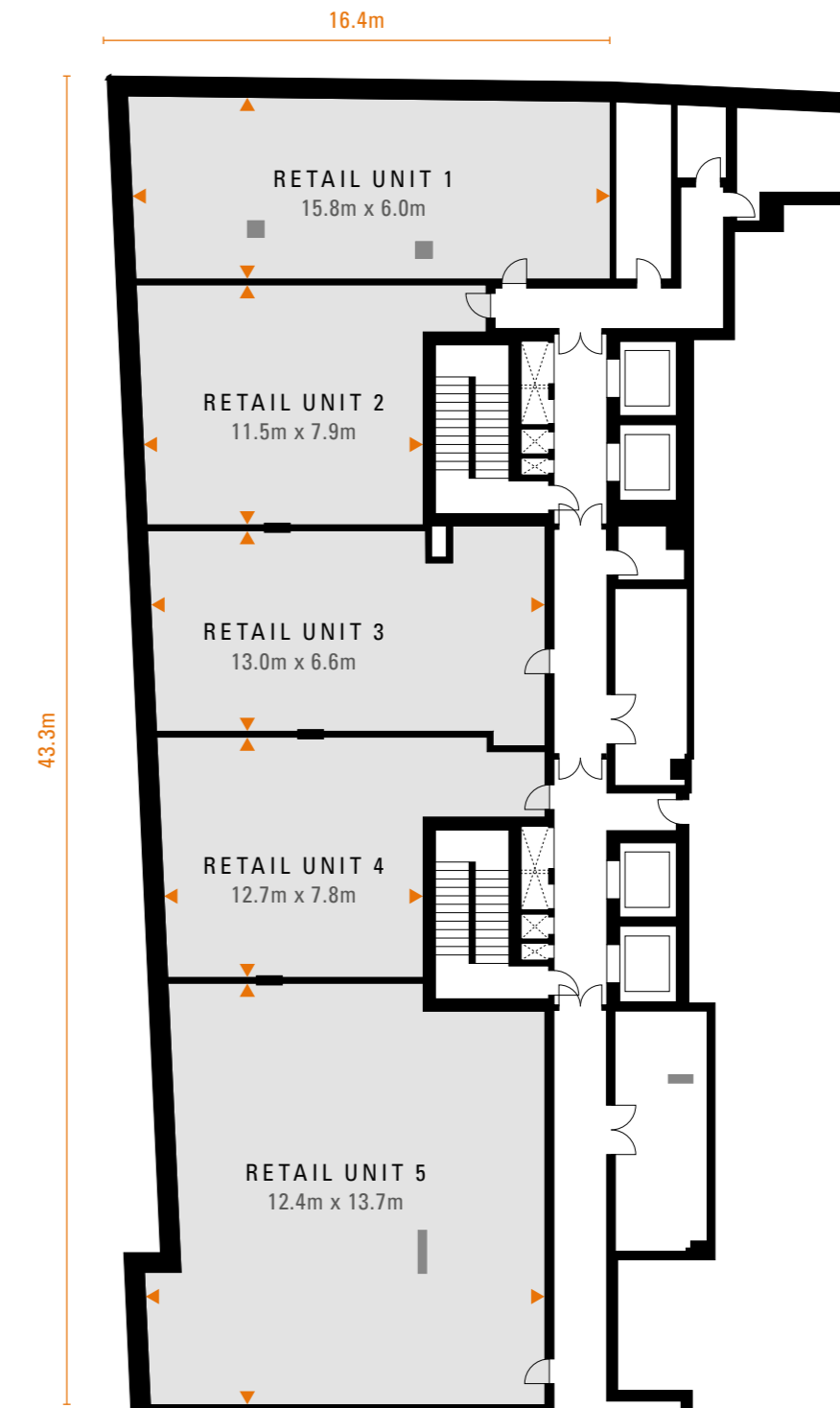
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BLOCK ONE GROUND FLOOR



BLOCK ONE LOWER GROUND FLOOR



RETAIL UNIT	SQ M	SQ FT
UNIT 1	156	1,676
UNIT 2	76	820
UNIT 3	64	684
UNIT 4	74	800
UNIT 5	145	1,561
TOTAL	515	5,541

Floorplan illustrations show the layout of the accommodation only, are not to scale, and must not be relied upon as a statement of fact. Measurements are taken from arrow markers. All measurements are approximate only. East-facing units with obscured windows.

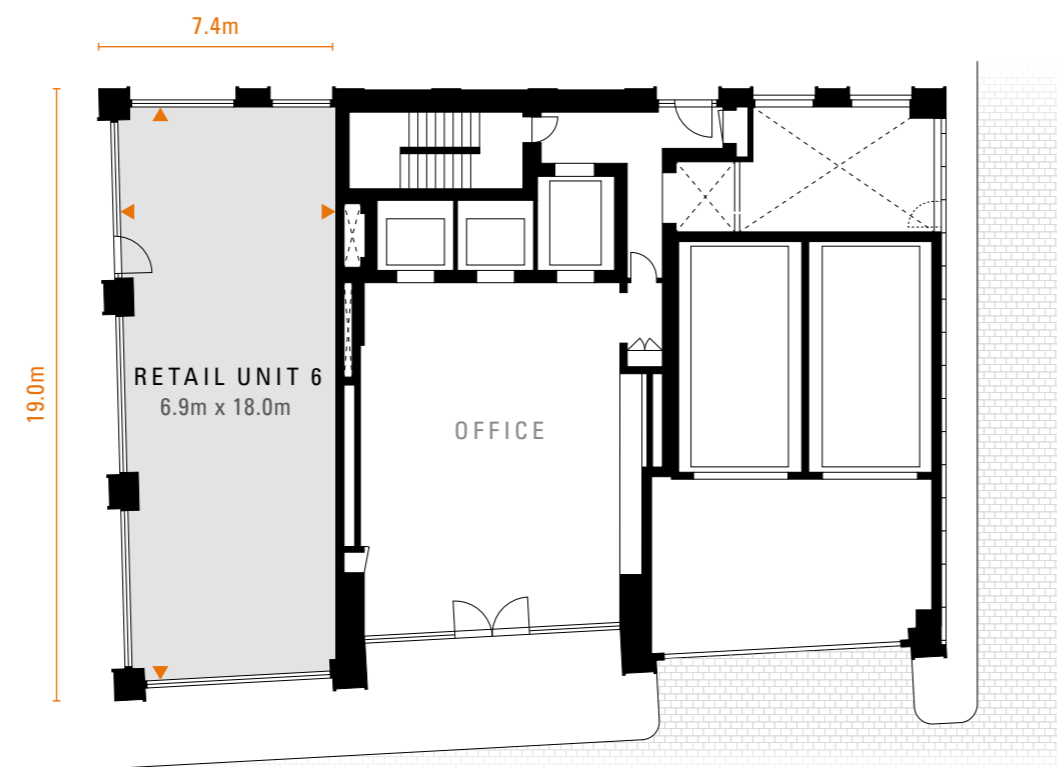
RETAIL UNIT	SQ M	SQ FT
UNIT 1	88	947
UNIT 2	73	790
UNIT 3	83	895
UNIT 4	76	814
UNIT 5	163	1,758
TOTAL	483	5,204

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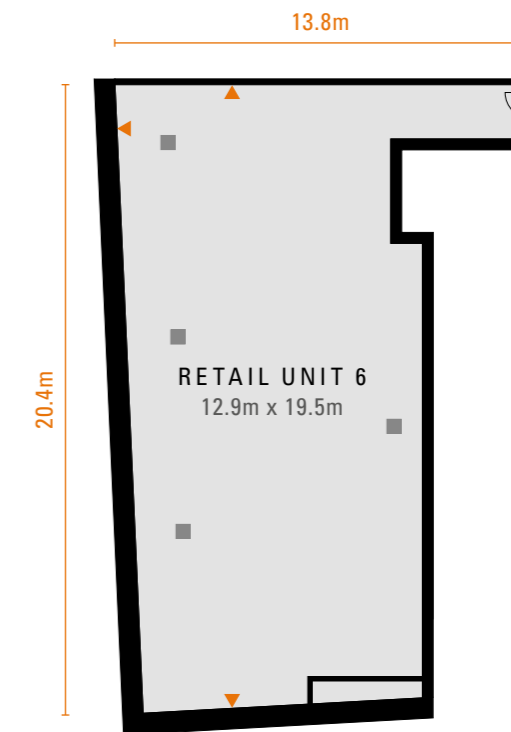
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BLOCK THREE GROUND FLOOR



BLOCK THREE LOWER GROUND FLOOR



RETAIL UNIT	SQ M	SQ FT
UNIT 6	124	1,332

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RETAIL UNIT	SQ M	SQ FT
UNIT 6	175	1,884

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SPECIFICATIONS

RETAIL ACCOMMODATION

- Retail spaces (Class E) are included at Ground Floor and Lower Ground Floor in Block One – Residential, and Block Three – Office.
- The retail units are designed as shell and core only with services terminating in each demise.
- Steps in the ground floor slab are provided to ensure level thresholds to all principal entrances post fit-out.
- All main shop fronts face Kensington Church Street.
- No cycle storage or associated facilities are provided to the retail units as part of the shell and core fit-out. It is assumed these will be provided as required as part of the retail tenant fit-out within each retail demise.
- Glazed shop fronts are provided as part of base building. Soft spots are provided within each retail unit to connect Ground to Lower Ground floors.

INTERNAL HEIGHTS

- Retail units have the following slab-to-soffit height:

	Ground Floor	Lower Ground Floor
Unit 1	3,750mm	4,905mm
Unit 2	3,750mm	4,905mm
Unit 3	3,950mm	4,705mm
Unit 4	4,150mm	4,505mm
Unit 5	4,225mm	4,355mm
Unit 6	4,595mm	3,880mm

- The retail tenant will be responsible for the internal fit-out and thus floor and ceiling heights will be dictated by the individual requirements.
- Finish floor levels will be determined by the adjacent street levels, which vary due to the gradient of Kensington Church Street.

ACCESS AND EGRESS

- Pedestrian access to the retail units is via Kensington Church Street.
- Servicing and deliveries will be processed via the loading bay located at Ground Floor (Block Three). Goods will be off loaded at Ground Floor level and transported down via the service lift to dedicated Lower Ground Floor retail storage (within the retail demise).

INTERNAL CIRCULATION

- Design consideration has been given to allow for future tenant installation of stair/lift circulation between Ground Floor and Lower Ground Floor. Retail tenants will be responsible for co-ordinating this to suit their individual needs as part of any future fit-out.

VENTILATION

- Each retail unit has provision for future installation of local mechanical ventilation. Façade louvres are provided for intake and exhaust duct-work connection. Service soft spots are provided within each retail unit for internal distribution of ductwork between Lower Ground Floor and Ground Floor.
- A route for a commercial kitchen extract duct to roof level has been provided for use by the Restaurant unit. Space will be allocated for the ductwork to be routed from high-level Lower Ground Floor to the riser. Access is provided on every floor for regular inspection and cleaning. Roof plant space is provided for a kitchen extract fan.

REFUSE AND WASTE MANAGEMENT

- Retail delivery and servicing is to be via Old Court Place loading bay with access at Lower Ground Floor.
- Retail refuse is stored at Lower Ground Floor and brought to the loading bay for collection.

PLANNING PERMISSION

- The mixed-use development has a full detailed planning permission granted by Royal Borough of Kensington and Chelsea (RBKC) in June 2014.

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A JOINT DEVELOPMENT BY



DEVELOPMENT MANAGER

C I T

LEASING AGENT

CBRE

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