

# ESSOLD O HOUSE


— 279 KING 'S ROAD , CHEL SEA —





# ESSOLDO HOUSE





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.

# ESSOLDO HOUSE

279 KING'S ROAD, CHELSEA



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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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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## MEET THE NEIGHBOURS

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

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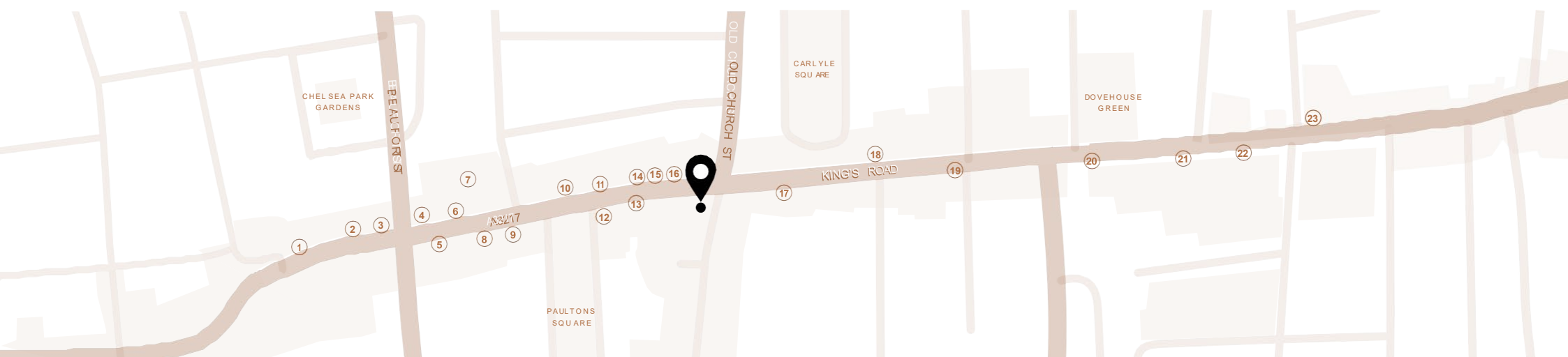
## EXCELLENT TRANSPORT ACCESS

*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 TRIY OGA
- 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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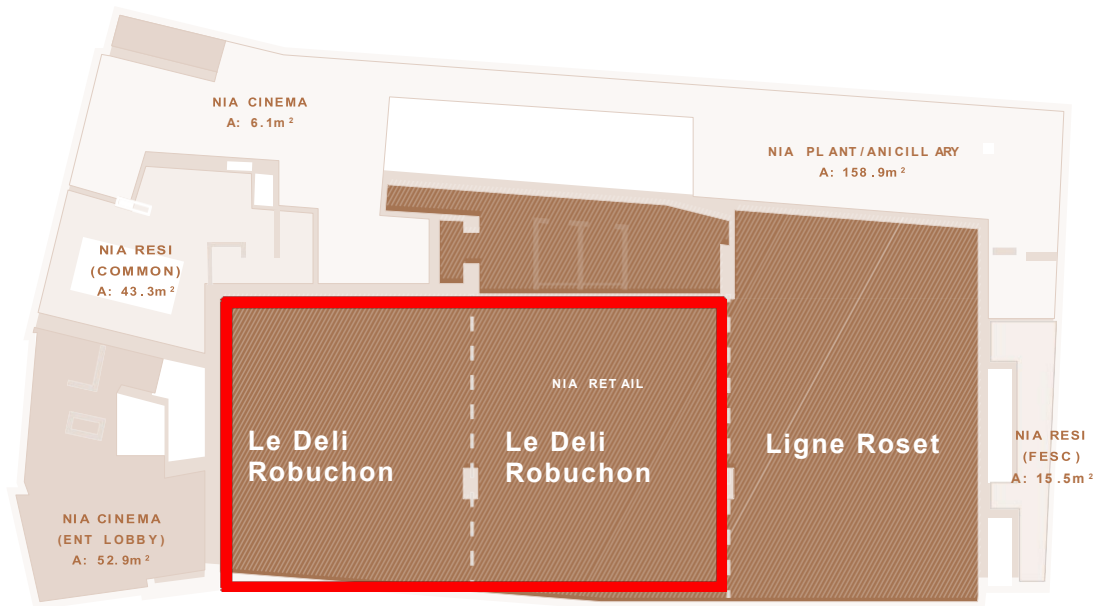
## THE PARTICULARS

*The scheme occupies a busy corner location*

- Total frontage of 70ft
- 3.6 metre floor to ceiling height
- High quality E Class retail uses will be considered
- Rent upon request
- A new effectively FRI lease, terms to be agreed

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TOTAL  
2,625 m<sup>2</sup>  
2,826 sq ft.

All areas subject to on-site measurement.

## ACCOMMODATION

Ground floor 2,826 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

Upon application..

## 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.

## CONTACT

Further detailed information is available upon request from sole agent:

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Genius1 Group  
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