

# QUEENS COURT LONDON W2

LEISURE OPPORTUNITY IN EXCITING AND  
EVOLVING LONDON NEIGHBOURHOOD



# Location

The premises are prominently located along the vibrant Queensway, ideally positioned between Queensway (Central Line) and Bayswater (District and Circle Lines) stations, both of which drive strong footfall from across London.

The parade has recently undergone significant public realm enhancements including widened pavements to accommodate outdoor seating and improve the overall retail and leisure experience.

Directly opposite, the Vabel scheme is delivering high-end residential units which contribute to the area's ongoing transformation. This is further supported by the redevelopment of Whiteleys and the neighbouring Park Modern scheme, both of which are major footfall drivers throughout the day and into the evening.

The Whiteley scheme will deliver a curated mix of premium retail, dining, and lifestyle operators including the luxurious Six Senses Hotel and Spa, Everyman Cinema, and Third Space health club. A diverse and high-quality selection of occupiers has already been secured, such as Effie by Pachamama Group, Guillam Coffee House, Melrose and Morgan, Cleo, Yuum, Browfique, and the contemporary art gallery 3812.

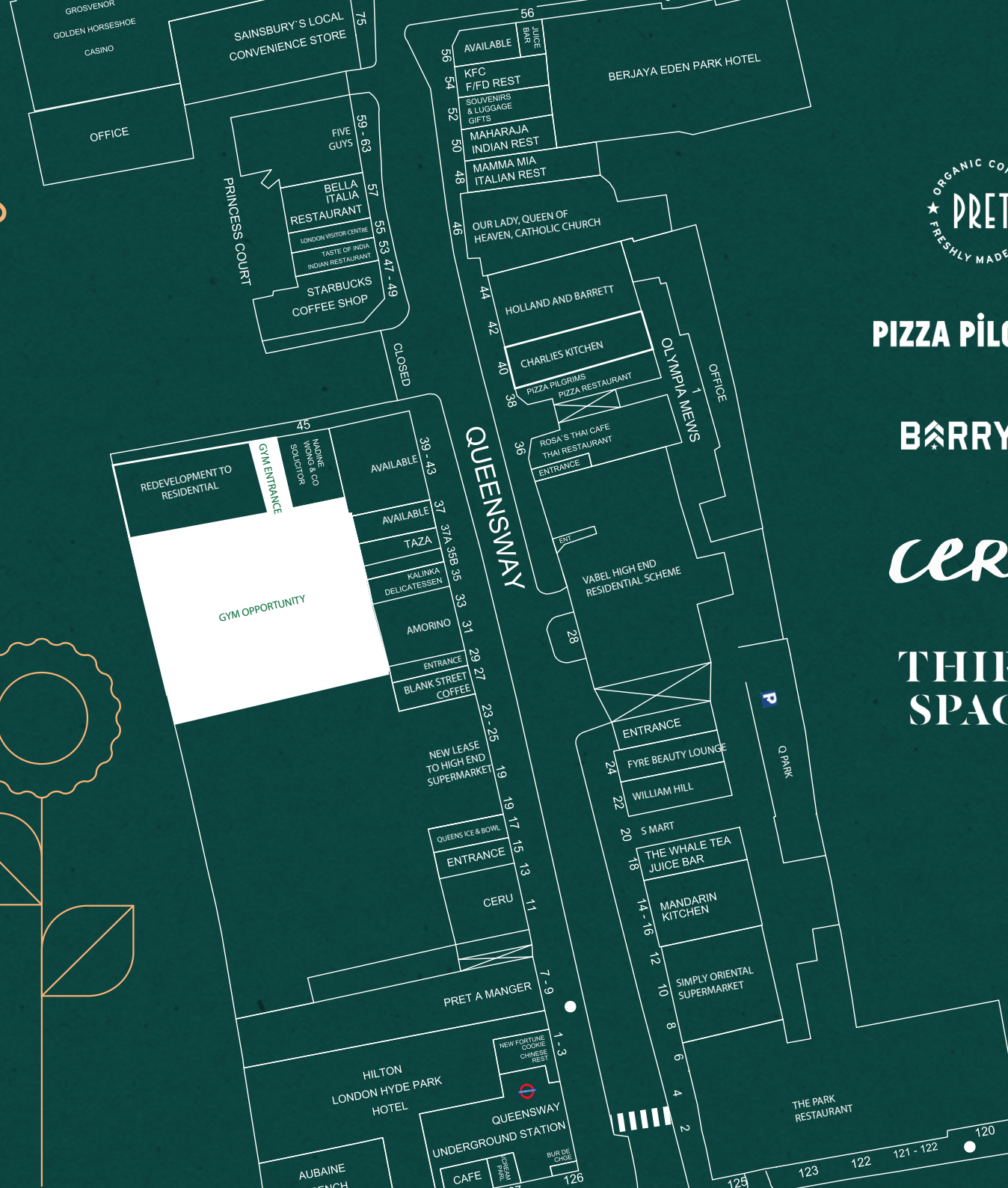
In relation to the subject property, nearby occupiers include Queens Ice & Bowl, Barry's Bootcamp, Ceru, Rosa's Thai, Pizza Pilgrims, Meat Liquor, Blank Street Coffee, M&S, Five Guys, Starbucks and Pret A Manger, with more openings expected later this year. The Park by Jeremy King is now open and thriving within Park Modern, further enhancing the area's appeal as a day to night destination.

We are also excited to announce the arrival of an upmarket international supermarket operator who will be occupying over 20,000 sq. ft of space. Their presence reinforces Queensway's position as a destination for premium retail and lifestyle brands.





# Local Occupiers



**PIZZA PILGRIMS**

**ROSA'S**  
THAI CAFE

**BARRY'S**

*The Park*

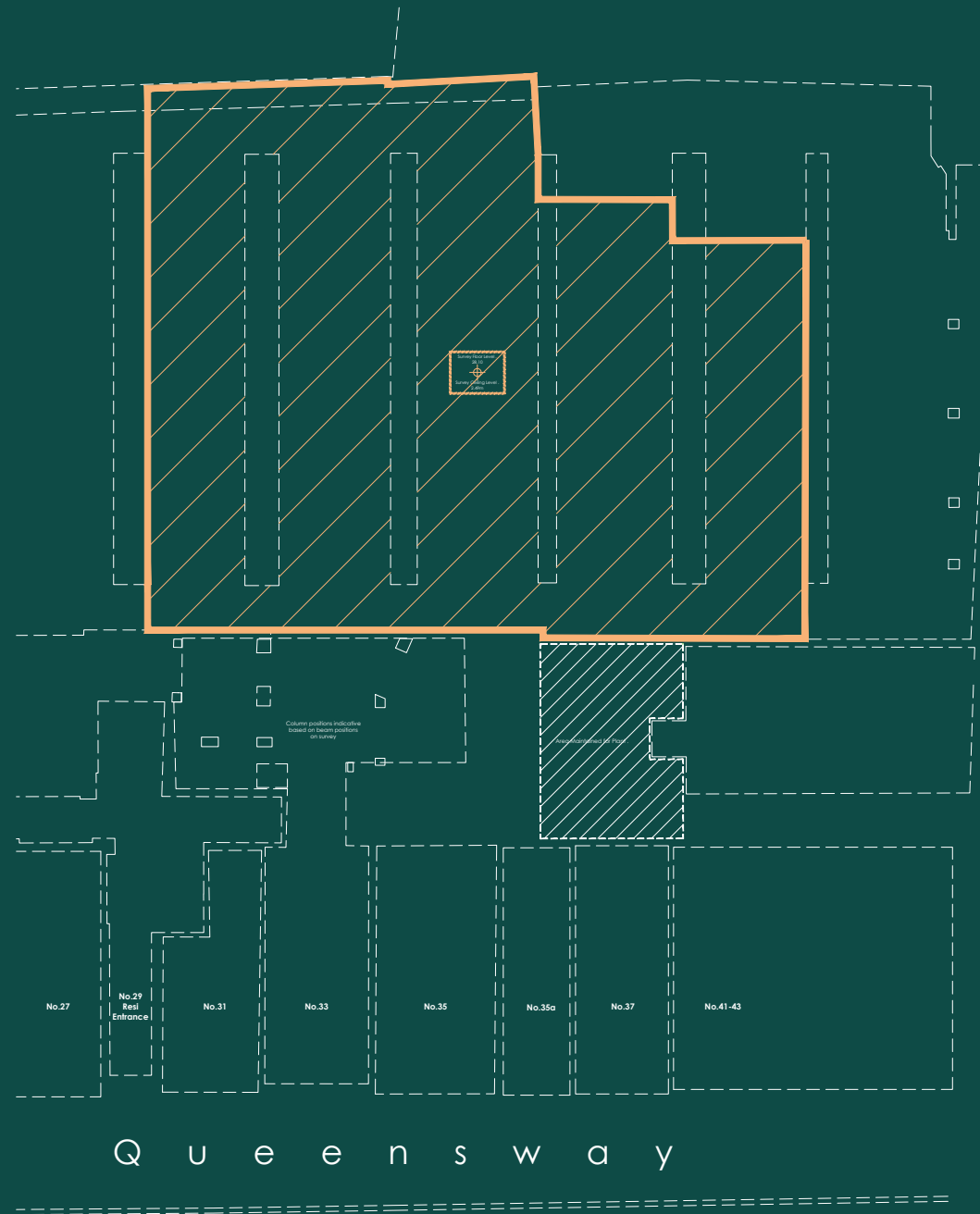
**CERU**

**BLANK STREET**

**THIRD SPACE**

**FIVE GUYS®**

# Floor Plan







Queens Court Club  
Studios



## Floor Areas

The premises is arranged over ground floor only, and benefits from its own private entrance:

Description	Sq Ft	Sq M
Ground	9,924	922
<b>Total</b>	<b>9,924</b>	<b>922</b>

## Further Information

### Rent

Upon application.

### EPC

Available upon request.

### Use

Our client will consider all uses within the new "Class E" planning consent including retail and also restaurant uses.

### Legal Costs

Each party to be responsible for their own legal and professional costs.

### Business Rates

Business Rates to be re-assessed once the unit is configured.

Interested parties are advised to make their own enquiries with Westminster City Council.

### Tenure

The premises are available by way of a new lease for a term to be agreed.

The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

## Contact

To arrange an inspection, please contact the sole agents, Levy Real Estate.

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