



## St Mark's Coptic Church

Allen Street, Kensington, London, W8 6UX

**Open-plan premises with  
flexible lease.**

**2,991 sq ft**  
(277.87 sq m)

- Extensive renovation just completed.
- Set within the Victorian, St Mark's Coptic Church.
- Adjustable partitioning in place.
- Flexible license to occupy, Monday-Friday.
- All-inclusive Headline Rent.
- Available immediately.

# St Mark's Coptic Church, Allen Street, Kensington, London, W8 6UX

## Summary

|                |                               |
|----------------|-------------------------------|
| Available Size | 2,991 sq ft                   |
| Rent           | £60,000 per annum             |
| Business Rates | Upon Enquiry                  |
| EPC Rating     | EPC exempt - Place of worship |

## Description

A unique opportunity to take occupation of a highly versatile and well set premises that have recently undergone an extensive refurbishment. St Mark's Coptic Church was built in 1863 and has been owned by the Coptic Orthodox Church since 1975. Throughout this tenure the Church has been exceptionally well maintained with the most recent works including an increase in the size of the basement to include strong ceilings heights.

The subject premises is just below 3,000 sq ft to include a private office, kitchen and large reception area. In addition, there are shared bathroom facilities on the basement level and a shared entrance from the corner of Scarsdale Villas and Allen Street. The premises itself would be particularly well-suited to an occupier within the high-end fitness market or an events company in a similar nature.

## Location

Within a five minute walk of Kensington High Street and ten minutes of Earls Court, the property is extremely well connected and provides numerous transport links throughout West London and The City. In addition to this there are numerous bus routes throughout the area and several high street operators including Gails, Megan's, Nando's and Waitrose.

The area is also home to a particularly well-set community who are strongly attached to the local area and enjoy making use of the high quality businesses that occupy, or seek to occupy, this illustrious postcode.

## Terms

Rent: £60,000 per annum to include business rates and utilities.

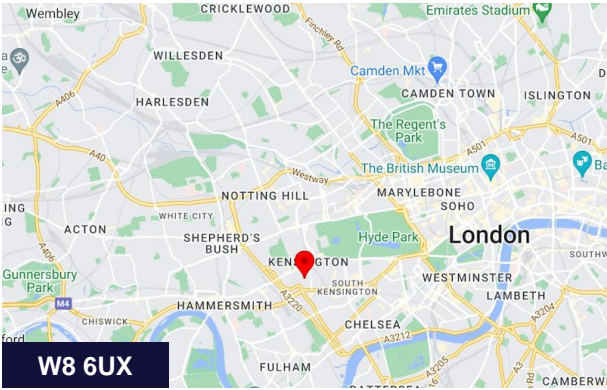
Rateable Value: Available on request.

Local Authority: The Royal Borough of Kensington & Chelsea.

Possession: Full vacant possession immediately on completion of legal formalities.

Lease Terms: A license to occupy for 12 months with a mutual break clause on the six-month anniversary of the lease commencement date. The license to occupy will operate each week between Monday-Friday with the premises having to be cleared by 6:30pm each and every Friday.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



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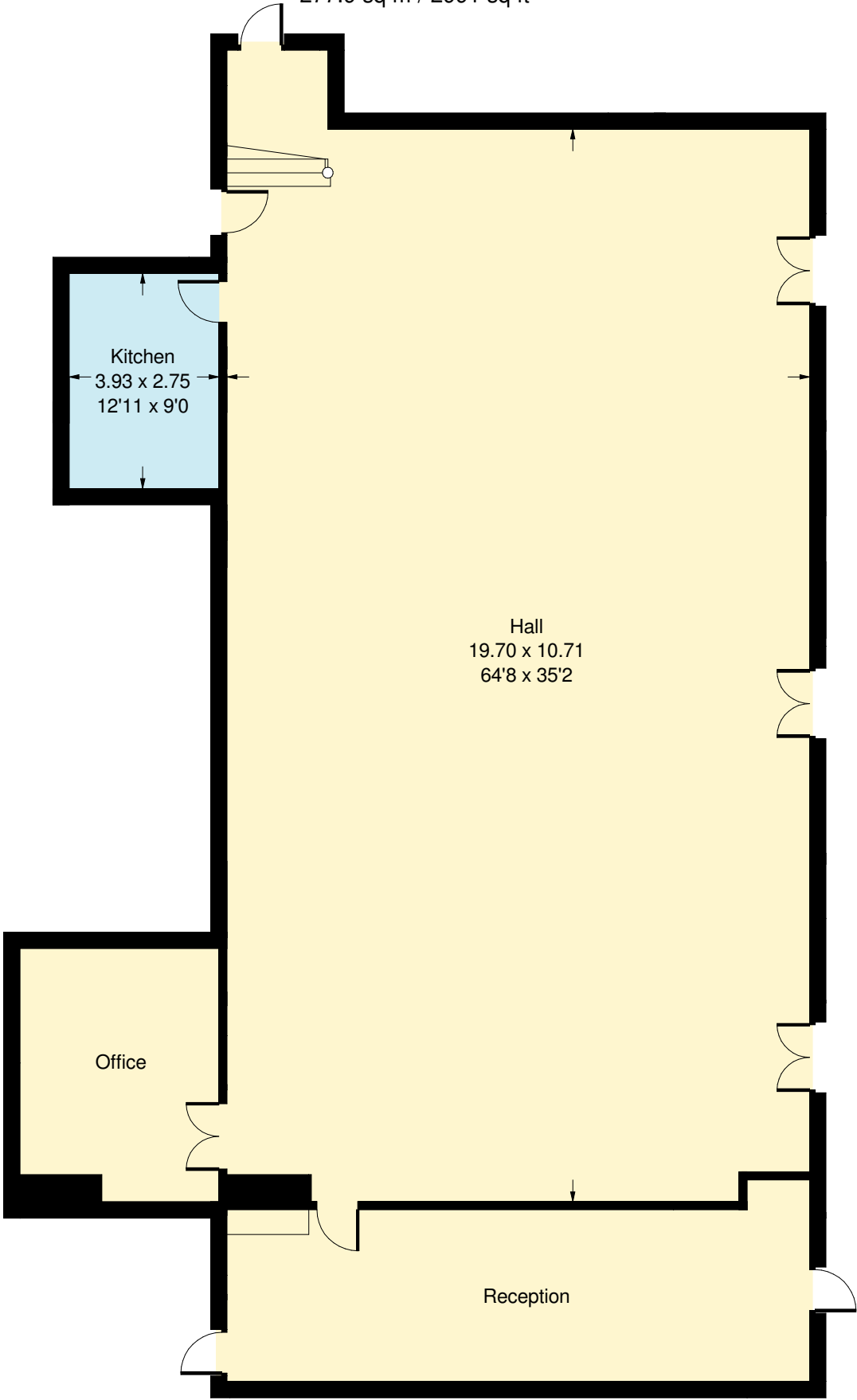
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# St. Marks Church, W8

Approx. Gross Internal Area  
277.9 sq m / 2991 sq ft



## Basement

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.