

TO LET

433 – 2,808 sq ft

Character offices in
the centre of
South Kensington

68-70
OLD
BROMPTON
ROAD

South Kensington
SW7 3LQ



LOCATION

The building is located on the north side of Old Brompton Road, only a short walk from South Kensington underground station (District, Circle and Piccadilly lines). Old Brompton Road also serves the London bus network between West End, Fulham and Kensington. There is an abundance of eateries in the immediate area around South Kensington. To the north, Cromwell Road gives easy access to Heathrow to the west and Knightsbridge and the West End to the east.

AMENITIES KEY

1. Hoop & Toy - Pub
2. The Ampersand Hotel
with Aperio- Restaurant & Bar
3. Carluccio's
4. The Hummingbird Bakery
5. Little Waitrose
6. The Anglesea Arms - Pub



ACCOMMODATION

FLOOR	68 OLD BROMPTON RD	70 OLD BROMPTON RD
3 rd Floor	453 sq ft (42.1 sq m)	483 sq ft (44.9 sq m)
2 nd floor	456 sq ft (42.4 sq m)	495 sq ft (45.9 sq m)
1 st Floor	487 sq ft (45.2 sq m)	433 sq ft (40.2 sq m)
Total	1,397 sq ft (129.7 sq m)	1,411 sq ft (131.1 sq m)

DESCRIPTION

The available space is split over 1st, 2nd and 3rd floors in the prominently situated office. The 1st and 2nd floors benefit from great ceiling heights, in excess of 3.5metres with plenty of natural light from tall sash windows. Planned refurbishment works will include new flooring, new suspended light fittings and redecorating throughout. The available offices can be let as a whole or on a floor-by-floor basis.

RENT

£49.50 per sq ft

SERVICE CHARGE

£ 6.50 per sq ft

RATES

£17.50 per sq ft (2018/19)

to be confirmed through local authority

TERMS

Available on a new lease direct from the landlord

EPC

Rated D (76)

FOR FURTHER INFORMATION
PLEASE CONTACT SOLE AGENTS

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