

FOR SALE

**PART VACANT
INVESTMENT TO SUIT
OWNER OCCUPIERS**

2,160 sq ft (200 sq m)

**Unique character
mews building**

14

**STANHOPE
MEWS WEST**

South Kensington SW7 5RB



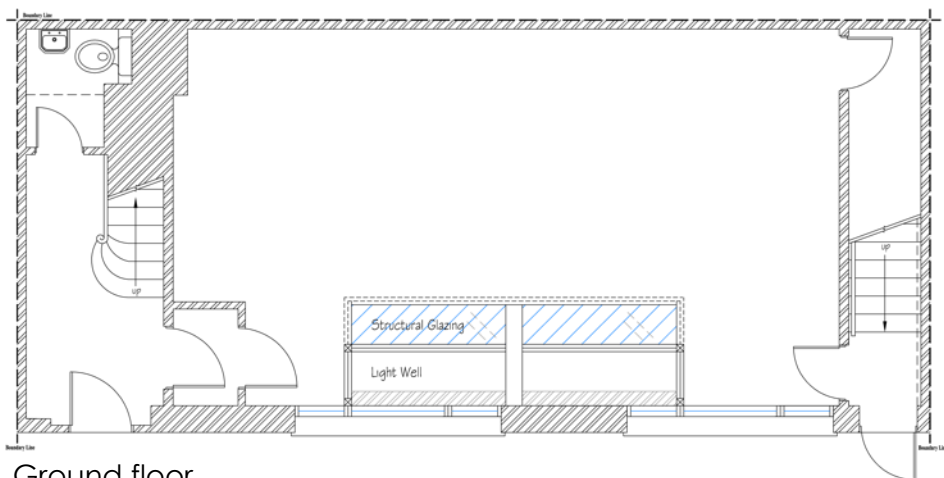
LOCATION

Stanhope Mews West is located in the Royal Borough of Kensington and Chelsea, close to Gloucester Road in South Kensington. The property is situated at the southern end of the mews, which runs parallel to Gloucester Road linking the Cromwell Road (A4) to Harrington Road.

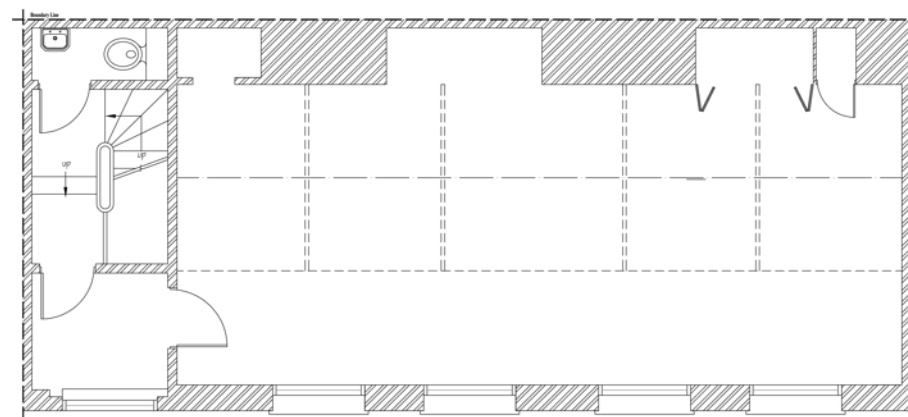
The Mews is close to Gloucester Road underground station, which is served by Circle, District and Piccadilly lines and therefore provides excellent connections to the City, the West End and Heathrow Airport.

South Kensington is home to a number of London's internationally known museums including the Natural History Museum, the V&A and the Science Museum. Locally, there are retailers such as Waitrose and Sainsbury's in addition to many restaurants and other services.

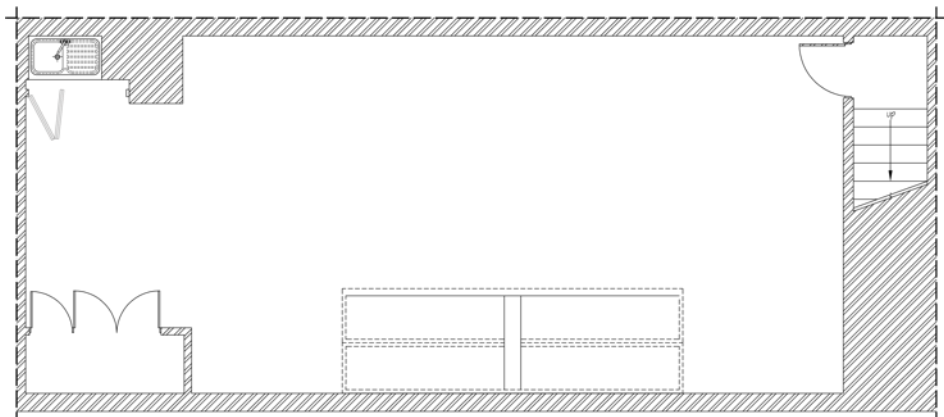




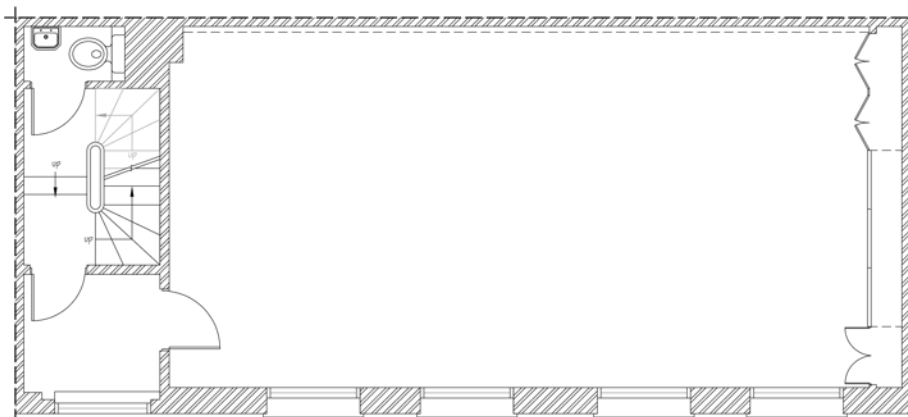
Ground floor



Second floor



Lower ground floor



First floor

ACCOMODATION & TENANCY SCHEDULE

Floor	Size (sq ft)	Tenant	Lease Break	Lease Expiry	Rent (per sq ft)	Rent (p.a.)
Second	526	Designer London Developments	November 2026 (mutual)	November 2031	£58.94	£31,000
First	565	Vacant	-	-	£57.50	£32,500 (ERV)
Ground	493	Argenta Projects Ltd	September 2022	September 2024	£40.22	£43,000
Lower Ground	576					
Total	2,160					£106,500



DESCRIPTION

The property is an attractive mews office building, with offices on the lower ground, ground and two upper floors. The primary entrance to the building is on the left-hand side although there is a separate entrance to the ground and lower ground on the right-hand side of the building offering flexibility of occupancy. There are WCs on each of the ground, 1st and 2nd floor landings with a separate WC in the basement.

There are air-conditioning units throughout all offices with kitchenettes on the lower ground & 2nd floors. The 2nd floor office benefits from a part pitched roof with skylights creating an abundance of natural light and character.

GUIDE PRICE

£2,150,000

TENURE

Freehold.

BUSINESS RATES

Approx. £11 - £23.50 per sq ft payable.

to be confirmed with the local authority

EPC

D, 88

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure August 2020.

FOR FURTHER INFORMATION
PLEASE CONTACT SOLE AGENTS

020 8748 1200
Simon Kibble / Jack Realey
skibble@frostmeadowcroft.com
jrealey@frostmeadowcroft.com
www.frostmeadowcroft.com

