

OFFICE TO LET

UNIT 315 The Plaza, 535 Kings Road, London SW10 0SZ

675sq ft – 62.710 sq m approx.



KEY INFORMATION

Size:	675sq ft – 62.710 sq ft Approx	Business rates:	Pls see attached
Rent:	£39.50 psf per annum exclusive	Service charge:	£6.50 per sq ft Approx
Tenure:	Leasehold	VAT:	Applicable to Rent and SC

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Cowan & Rutter LLP is registered in England and Wales under partnership No. OC368959



LOCATION

The Plaza is well situated on the corner of Kings Road and Lots Road. The area abounds with office occupiers, specialists retailers, Pubs and Restaurants. Fulham Broadway Underground (District Line) is within easy walking distance of the property as are the many fashionable Shops, Pubs and Restaurants in the area. Imperial Wharf Station is a short walk with access to Clapham Junction (National Rail), West Brompton (National Rail and District Line) & Shepherd's Bush (Central Line).

THE PLAZA

The Plaza is a modern office building with the following amenities:

- 24 Hour Reception
- Attractive entrance and foyer
- Glazed lift overlooking Kings Road
- 2 further lifts
- High Security
- On-site parking

DESCRIPTION

The unit is situated on the 3rd Floor of the building and presents very well being ready for occupation upon completion of the lease. There are wood floors throughout and natural light from front and rear elevations. There are WC and Kitchenette facilities are installed within the office.

TERMS

A new lease is available for a term to be negotiated.

BUSINESS RATES

Applicants are advised to check this information by telephoning the Local Authority on 020 8315 2082.

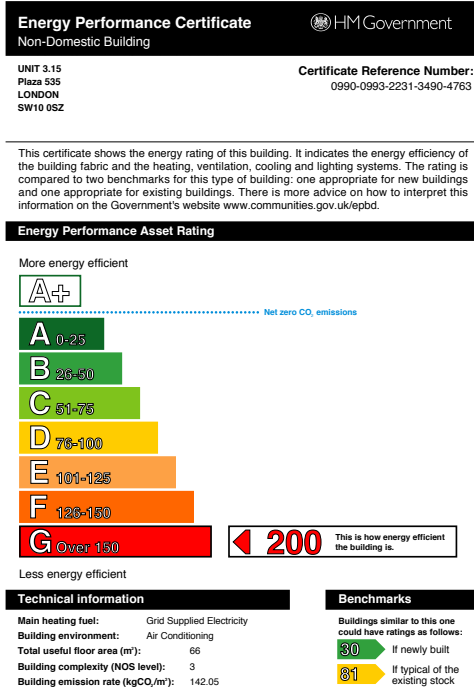
SERVICE CHARGE

The Service charge is approximately £6.50 per sq ft plus VAT in the current year. Insurance is approximately £0.50 per sq ft in the same period.



Energy Performance Certificate (EPC)

This property has a C rating (see key below). The EPC is available on request.



VIEWINGS – BY PRIOR APPOINTMENT WITH

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Details prepared on 19/04/2017