

SMART MEZZANINE OFFICE TO LET IN THE CHELSEA DESIGN QUARTER

591-593 Kings Road, London, SW6

518 sq ft – 48.12 sq m approx.



KEY INFORMATION

Size:	518 sq ft / 48.12 sq m	Business rates:	£TBA
Guide Rent:	£22,000.00 pa plus VAT	Service charge:	£4,138.82 pa plus VAT
Tenure:	A new lease is available for a term to be negotiated	EPC:	B

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

LOCATION

The office is located on the south side of Michael Road which connects with the Kings Road. The access is via an attractive courtyard whilst Sotheron House has its own self-contained entrance. The property is convenient for Fulham Broadway LRT (District Line) as well as many local bus routes. Imperial Wharf station (National Rail) is within walking distance. There are a variety of specialist shops, Restaurants and Pubs in the area.

DESCRIPTION

The premises comprise of a self-contained, mezzanine office overlooking Sotheron Place, providing excellent natural light. The offices are offered with separate kitchen/WC.

- Open plan office with one meeting room
- Recently refurbished common parts
- Convenient for public transport
- Good natural light

FLOOR AREAS

Set out below is the approximate net internal area:

First Floor:	518 sq ft	48.12 sq m
Total	518 sq ft	48.12 sq m

BUSINESS RATES

The premises are located in the London Borough of Hammersmith and Fulham and we understand the following assessments apply. Potential occupiers must verify this information by direct enquiry to the local authority to obtain exact rates payable depending on their business circumstances by telephoning the local council on 0208 753 6681.

GUIDE RENT

Offers invited in the region of £22,000 pa, plus VAT

SERVICE CHARGE

£4,138.82 pa, plus VAT

ENERGY PERFORMANCE CERTIFICATE

Mezzanine Floor Office
591-593 Kings Road
LONDON
SW6 2EH

Energy rating

B

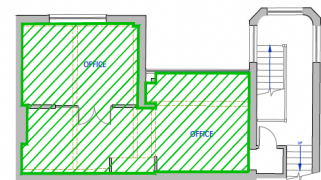
Valid until
9 April 2034

Certificate number
7386-7944-5413-3794-3111



NOTES	
--- CEILING PROFILES (INDICATIVE ONLY UNLESS OTHERWISE STATED)	
--- BAMP (DIRECTION ALWAYS UP UNLESS OTHERWISE STATED)	
UP --- STAIR DIRECTION (DIRECTION ALWAYS UP UNLESS OTHERWISE STATED)	
THIS SURVEY HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE CURRENT BIC CODE OF MEASURING PRACTICE. IT HAS BEEN PRODUCED TO AN ACCURACY SCALE OF 1:100 AND WILL BE WITHIN THOSE TOLERANCES.	
THE SURVEY HAS BEEN CARRIED OUT SURFACE ONLY AND WHERE ACCESS WAS UNRESTRICTED. INACCESSIBLE AREAS HAVE BEEN INDICATED ON THE DRAWINGS. PLAIN-LONDON LIMITED ACCEPTS NO RESPONSIBILITY FOR BUILDING ELEMENTS THAT ARE LATER DISCOVERED WITHIN THESE AREAS.	
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.	
THIS SURVEY HAS BEEN PRODUCED FOR THE INSTRUCTING CLIENT AND PLAIN-LONDON LIMITED ACCEPTS NO LIABILITY TO ANY SUBSEQUENT OWNER/AGENT/3RD PARTY.	

591-593 KINGS ROAD, LONDON SW6 2EH		
FLOOR	NET INTERNAL AREAS	
	SQ.M.	SQ.FT.
MEZZANINE	48.1	518
FIRST FLOOR	207.7	2,235
TOTALS	255.8	2,753



MEZZANINE

Misrepresentation Act 1967: Cowan & Rutter for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that. These particulars do not constitute any part of, an offer or contract 2. None of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Cowan & Rutter nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

COWAN & RUTTER

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS



VIEWINGS – BY PRIOR APPOINTMENT WITH SOLE AGENT

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Details prepared on 19/09/2024

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