

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS

OPEN PLAN FIRST FLOOR OFFICE/SHOWROOM 533 KINGS ROAD, LONDON SW10 0TZ

533 Kings Road, London, SW10 0TZ

850 sq ft -78.96 sq m approx.



KEY INFORMATION

| Size: | 850 sq ft / 78.96 sq m | Business rates: | £TBC |
|----------------|------------------------------------------------------|-----------------------------|-----------------------|
| Guide Rent: | £30,000.00 pa plus VAT | Service charge pa + VAT: | £8,482.00 pa plus VAT |
| Tenure: | A new lease is available for a term to be negotiated | Insurance charge | £TBA |

Cowan & Rutter LLP

The Plaza, 535 King's Road London SW10 0SZ T 020 7349 6666 F 020 7349 6667

E enquiries@cowanandrutter.co.uk

www.cowanandrutter.co.uk

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

AGENCY PROPERTY MANAGEMENT INVESTMENT RENT REVIEWS LEASE RENEWALS BUSINESS RATES VALUATION



LOCATION

The property is well situated on the corner of Kings Road and Lots Road. Fulham Broadway Underground (District Line) is within easy walking distance of the property. Imperial Wharf Station is also a short walk with access to Clapham Junction (National Rail), West Brompton (National Rail and District Line) & Shepherd's Bush (Central Line) then onwards to Stratford Milton Keynes. The C3 bus connects Earls Court (LRT – Piccadilly and District Lines) with Clapham Junction, running directly in front of the property. There are many restaurants, cafés and pubs in the area.

DESCRIPTION

This exceptional first floor, open plan office currently an architects studio. With strong natural lighting, a vibrant café scene within the building, a nearby park, and the allure of the renowned Jak's bar in the basement, this space is an ideal setting for promoting collaboration and enhancing the overall work experience. Furthermore, the unit has a large meeting room, kitchen, shared restrooms and bike storage. Our client has informed us that there is a dual A/C heating system within the unit.

TENURE

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

GUIDE RENT

The guide rent is £30,000.00 pa plus VAT

SERVICE CHARGE

£8.482.00 plus VAT

BUSINESS RATES

Please confirm this information by calling the Royal Borough of Kensington and Chelsea on 020 7361 2828

LEGAL FEES

Each party to pay their own legal fees incurred in the transaction.

VIEWINGS – BY PRIOR APPOINTMENT WITH SOLE AGENT

Kathryn Cowan Cowan and Rutter 07771530767 kc@cowanandrutter.co.uk

Details prepared on 05/10/2025

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 no 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.