

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

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3142 sq ft –291.90 sq m approx.



### KEY INFORMATION

<b>Size:</b>	3142 sq ft / 291.90 sq m	<b>Business rates:</b>	£66,700.00 pa
<b>Guide Rent:</b>	£110,000.00 pa plus VAT	<b>Service charge pa + VAT:</b>	£22,864.92 plus VAT
<b>Tenure:</b>	A new lease is available for a term to be negotiated	<b>Insurance charge</b>	£TBA

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## 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. The space presents a unique opportunity to transform your workspace into an environment that fosters elevated productivity and employee well-being. 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 and open plan reception area. 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 £110,000.00 pa plus VAT

## SERVICE CHARGE

£22,864.92 plus VAT TBC

## BUSINESS RATES

Our client informs us that the rates payable for the premises in the current year amount to £66,700.00 pa. 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

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Details prepared on 05/10/2025