

OFFICE TO LET ON THE KINGS ROAD

Unit 1.04 – 1.05 The Plaza 535, Kings Road, London, SW10 0SZ 204

1140 sq ft approx. / 105.90 sq m



KEY INFORMATION

Size:	1140 sq ft / 105.90 sq m	Business rates:	£17,941 pa approx. 2017/2018
Guide rent:	Please see Schedule below	Service charge:	£6.50 psf per annum in the current year.
Tenure:	New flexible leases available for a term to be negotiated.	Insurance:	£0.75 psf in the current year

LOCATION

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



The premises are well situated on the northern side of the Fulham Road adjacent to the junction with Redcliffe Road, close to Chelsea and Westminster Hospital as well as many fashionable shops, pubs, bars and restaurants. The property is convenient for public transport with many local bus routes serving Central and SW London running along Fulham Road. The nearest underground stations are Fulham Broadway (District Line) or Earls Court (District, Central & Piccadilly lines).

DESCRIPTION

Plaza 535 comprises a purpose built multi unit office complex with full height glazed atrium entrance around a private courtyard. There is on site car parking accessed off Lots Road subject to availability. The scheme has a modern manned reception and a wall climber style passenger lift within the fully glazed atrium. In addition there are two other lifts servicing the scheme. There is an onsite house manager and 24 hour security.

ACCOMODATION AVAILABLE

Units 4.03 / 4.04

1130 Sq Ft

1 Large Open Plan office with views over the Kings Road.

Unit 1.04 / 1.05

1140 Sq ft

Partitioned to provide a reception and meeting room/office with the remainder in open plan. Stripped wood floors, private WC and Kitchenette. Suspended ceiling with LG lighting.

Unit 2.22-23 Approx.

1,140 sq. ft.

Second floor west facing double unit with 2 WC, cooling and cat 5 cables.

TENURE

New flexible leases available for a term to be negotiated.

GUIDE RENTS/BUSINESS RATES

Size Sq Ft	Unit	Use	RV	Estimated payable 2016-17	Rent /sq ft	Rent PA exclusive
1130	4.03 / 4.04	Office	£31,000.00	£14,446	£50	£62,150
1140	1.04 /1.05	Office	£38,000.00	£17,941	£50	£57,000

SERVICE CHARGE

Approximately £6.50 psf per annum in the current year.

COWAN & RUTTER

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS



VIEWINGS – BY PRIOR APPOINTMENT WITH THE JOINT AGENTS

Cowan & Rutter
Kathryn Mellor
020 7349 6666
kc@cowanandrutter.co.uk

Hargreaves Newberry Gwyngell
Mark Belsham
020 3205 0200

Details prepared on 09/16/2017

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