

LARGE OPEN PLAN, GROUND FLOOR CORNER UNIT

531 KINGS ROAD, LONDON SW10 0TZ

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1200 sqft / 116.2 sq mtrs



KEY INFORMATION

Size:	1200 sqft / 116.2 sq m	Business rates:	£TBC
Guide Rent:	£60,000.00 pa	Service charge:	£7,330.52 plus VAT
Tenure:	Length of lease to be agreed between parties.	Insurance charge	£1,589.64 plus VAT

LOCATION

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



This property is situated at the heart of the Chelsea & Kensington furniture design district on the prestigious King's Road (prime retail high street). Fulham Broadway & Imperial Wharf Station is conveniently located within a short walk, offering easy access to key transportation hubs such as Clapham Junction (National Rail), West Brompton (National Rail and District Line), and Shepherd's Bush (Central Line), providing onward connectivity to Stratford. Additionally, the C3 bus route connects Earls Court (served by LRT - Piccadilly and District Lines) with Clapham Junction, running directly in front of the property. This exceptional transportation network ensures seamless connectivity to various parts of the city. Furthermore, the surrounding area is replete with a diverse selection of restaurants, cafes, parks and pubs, making it a vibrant and convenient location for both customers, employees, visitors and residents.

DESCRIPTION

This exceptional ground floor, open plan corner unit formerly a hospitality venue. 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 shares three toilets and a kitchen with the neighbouring tenant.

TENURE

Length of lease to be agreed between the parties.

GUIDE RENT

The guide rent is £60,000.00 pa

SERVICE CHARGE

£7,330.52 plus VAT

INSURANCE CHARGES

£1,589.64 PLUS VAT

BUSINESS RATES

We have been advised by the Royal Borough of Kensington and Chelsea that the rates payable for the year ending April 2025 amount to £TBA pa. Prospective tenants are advised to confirm this information by telephoning the local council on 020 8315 2082.

LEGAL FEES

Each party to pay their own legal fees



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VIEWINGS – BY PRIOR APPOINTMENT WITH SOLE AGENT

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Details prepared on 18/02/2025