

SMART 1ST FLOOR OFFICE TO LET IN THE CHELSEA DESIGN QUARTER

591-593 Kings Road, London, SW6 2EH

2235 sq ft – 207.63 sq m approx.



KEY INFORMATION

Size:	2235sq ft / 207.63 sq m	Business rates:	£TBA
Guide Rent:	£27.50 psf	Service charge:	£TBA
Tenure:	A new lease is available for a term to be negotiated	EPC:	B

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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 office overlooking the Kings Road, providing excellent natural light. The offices are offered with separate kitchen/WC.

- Large open plan office with two separate meeting rooms
- Views onto the Kings Road
- Two roof terraces
- Large kitchen area
- Convenient for public transport
- Good natural light
- Dual A/C, heating system

FLOOR AREAS

Set out below is the approximate net internal area:

First Floor:	2235 sq ft	207.63 sq m
Total	2235 sq ft	207.63 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 £27.50 psf

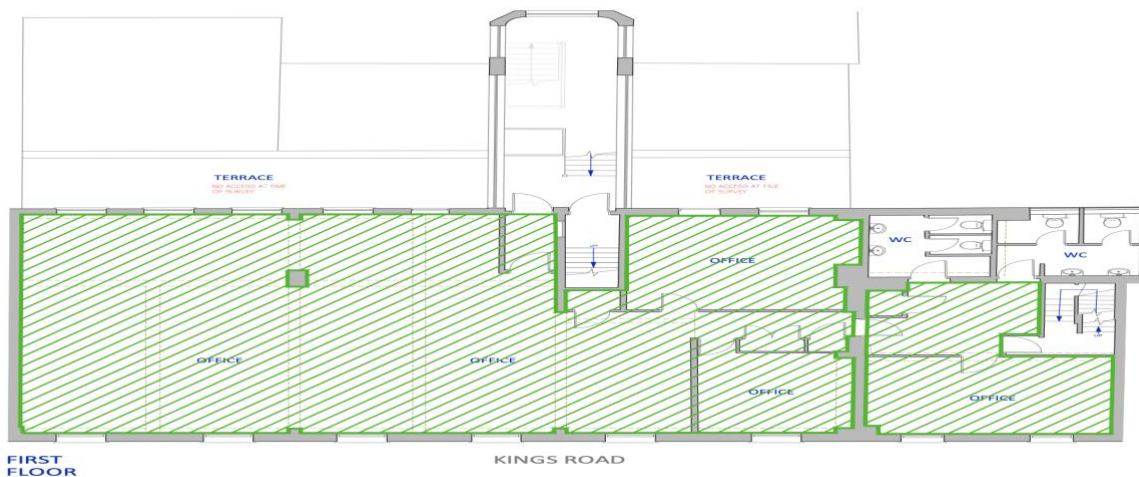
SERVICE CHARGE

On application

ENERGY PERFORMANCE CERTIFICATE

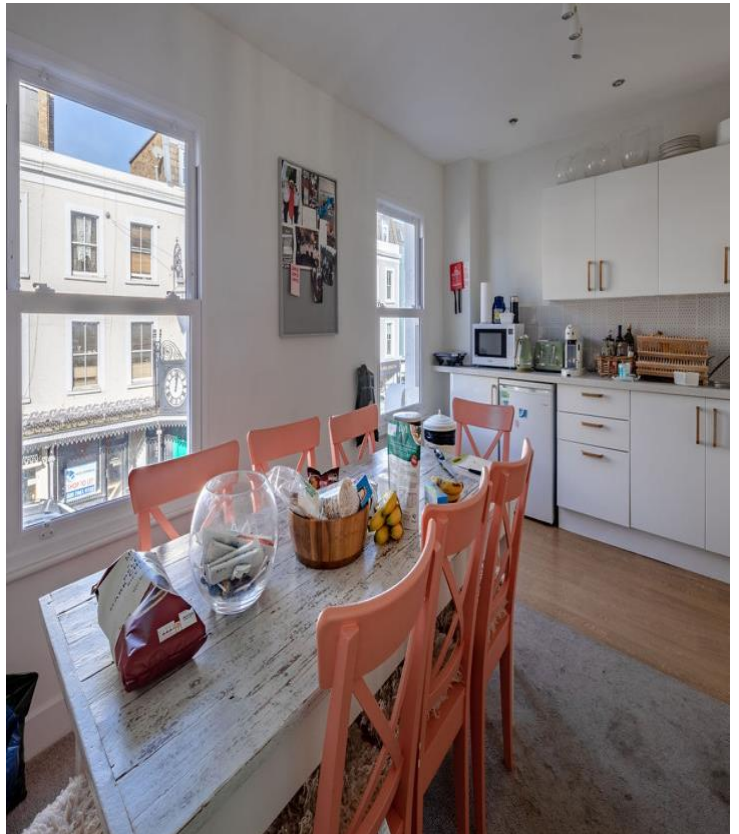
First Floor Office 591-593 Kings Road LONDON SW6 2EH		Energy rating B
Valid until 8 April 2034	Certificate number 7984-3689-5681-3169-2229	

FLOOR PLAN



COWAN & RUTTER

COMMERCIAL AND RESIDENTIAL PROPERTY ADVISORS



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VIEWINGS – BY PRIOR APPOINTMENT WITH SOLE AGENT

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Details prepared on 12/02/2025