

EXCELLENT OFFICE SUITES TO LET ON THE KINGS ROAD

Plaza 535, Kings Road, London, SW10 0SZ



KEY INFORMATION

Sizes:	Please see Schedule below	Business rates:	Pls see schedule attached.
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

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



LOCATION

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

Unit	Size Sq Ft	Rent £45 per sq ft pa exclusive	2017 Est. rates payable	Service Charge PA	Ins. PA	Total PA per month
3.01-03	1,665 inc mezzanine	£68,000	£24,132.00	£10,825	£1,250	£104,207 pa £8684 pcm
2.12-13	1,310	£58,950	£15,720	£8,515	£850	£84,035 pa £7,003 pm
4.03-04	1,130	£50,850	£14,880	£7,345	£850	£73,925 pa £6,160 pm
1.18 - 19	1,070	£48,195	£14,400	£6,955	£800	£70,305 pa £5,862 pm
1.24	570	£25,650	£7,080	£3,705	£430	£36,865 pa £3,073 pm

Unit 4.03-04 Approx. 1,130 sq ft

Fourth floor off main lift core and double door entrance.
In open plan with wood floor, air conditioning, private WC and Kitchenette.
Exposed ceiling with suspended lighting and excellent natural light throughout.

Unit 1.18-19 Approx. 1,070 sq. ft.

First floor unit with 2 WC, meeting room and office, kitchenette, and cat 5 cables.
Carpets to open plan office area.

Units 3.01-02 Approx. 1,665 sq. ft.

3rd floor fitted unit with a mezzanine area. Main floor overlooks king's road in open plan, kitchen and 2 WC's.
Mez is open plan and a meeting room. Cat 5 cables and furniture available.

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Units 2.12-13 Approx.1,310 sq. ft.

On 2nd floor overlooking Lots Road and The Courtyard.

Mainly open plan, 2 offices, 2 WC, 1 Shwr, comms area and kitchenette. Basic condition.

Scheme amenities

- Atrium entrance reception
- Commissionaire plus Building Manager
- 24 hr Security
- Panoramic Lift
- 2 extra passenger lifts
- Central courtyard area
- Car parking by arrangement

TENURE

We can offer a 3-5 year leases with a mutual rolling break options after 12 months on no less than 4 months' notice.

GUIDE RENTS/BUSINESS RATES

Prospective tenants must confirm the business rates figures payable by direct enquiry to the Royal Borough of Kensington & Chelsea on 020 8315 2082.

SERVICE CHARGE

Approximately £6.50 psf per annum in the current year.



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VIEWINGS – BY PRIOR APPOINTMENT WITH THE JOINT AGENTS

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