



MODERN OFFICE / PRIVATE KITCHENETTE / TO LET

Suite 7, 2 Station Court, London, SW6 2PY

Approx 420 sq ft – 39 sq m

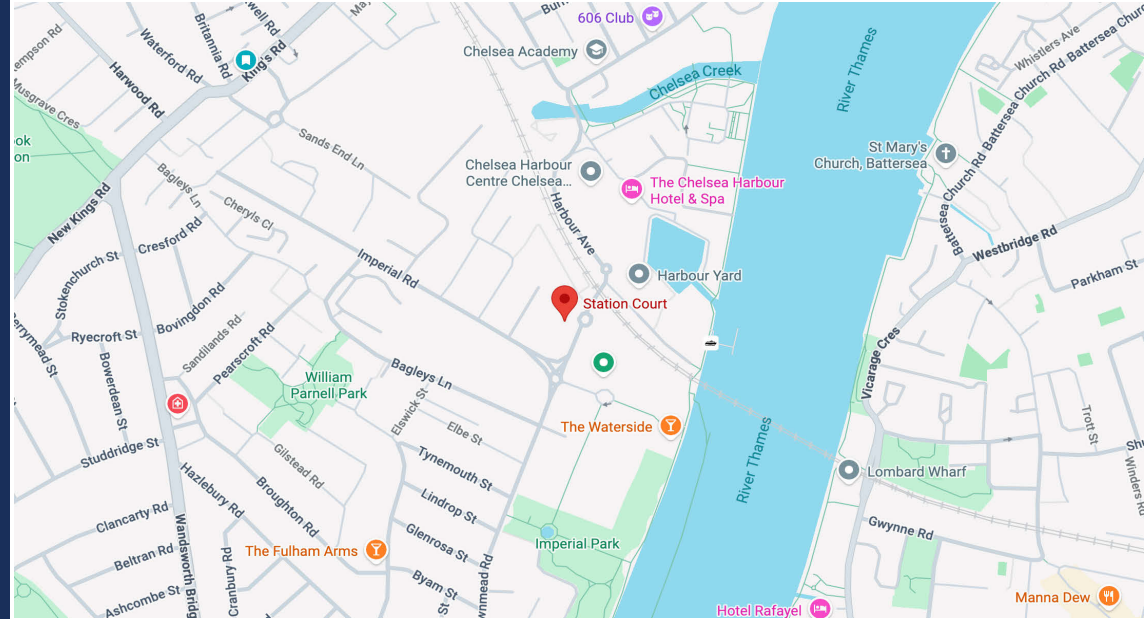
Location

The property is situated in the heart of Chelsea, immediately adjacent to Imperial Wharf station, providing direct Overground services and easy access to National Rail connections. This prime location offers excellent connectivity to Central London, Clapham Junction and West Brompton.

The surrounding area provides a wide range of amenities including cafés, restaurants, gyms and riverside walks along the River Thames, making it a highly desirable location for businesses seeking office space in Chelsea or near Imperial Wharf.

Description

This high-quality London office space offers a bright open plan layout with excellent natural light, air conditioning (comfort cooling) and a private fitted kitchenette, ideal for SMEs, startups and professional occupiers seeking office space in West London.



Floor Areas

First Floor: 420 sq ft - 39 sq m

Terms

A new lease for a period by arrangement

Rent

£12,000 per annum exclusive payable semi-annually in advance.

Rates

In LB Hammersmith & Fulham

RV - £20,500

Estimated rates payable **£10,200 per annum** assuming small business rates multiplier. All interested parties to check directly with the council LB H&F as the the amount payable.

Service Charge

On Application

Contact

Viewings by prior appointment with the agent

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