

TO LET

400 to 1,800 sq ft

Character offices in
the centre of
South Kensington

68-70
OLD
BROMPTON
ROAD
South Kensington
SW7 3LQ





Victoria & Albert Museum

LOCATION

The building is located on the north side of Old Brompton Road, only a short walk from South Kensington underground station (District, Circle and Piccadilly lines). Old Brompton Road also serves the London bus network between West End, Fulham and Kensington. There is an abundance of eateries in the immediate area around South Kensington. To the north, Cromwell Road gives easy access to Heathrow to the west and Knightsbridge and the West End to the east.



Natural History Museum

AMENITIES KEY

1. Hoop & Toy - Pub
2. The Ampersand Hotel with Apero- Restaurant & Bar
3. Carluccio's
4. The Hummingbird Bakery
5. Little Waitrose
6. The Anglesea Arms - Pub





DESCRIPTION

The available space is on 1st, 2nd and 3rd floors. The property benefits from plenty of natural light from tall sash windows and a new refurbishment, including new carpeting, new suspended light fittings and redecorating throughout. This workspace provides an office to rent in South Kensington.

ACCOMMODATION

at 70 & 68 Old Brompton Road

| FLOOR | SIZE SQ FT | SIZE SQ M |
|----------------------------|--------------|--------------|
| 3 RD floor (68) | 453 | 42.09 |
| 3 rd floor (70) | 479 | 44.5 |
| 2 nd floor (70) | 464 | 43.11 |
| 1 st floor (70) | 395 | 36.7 |
| TOTAL | 1,791 | 166.4 |

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT October 2022

| | |
|------------------------|---|
| Rent | £49.50 per sq.ft |
| Service charge | £6.50 per sq.ft. |
| Rates (Approx.) | £23.50 per sq.ft. |
| Terms | Available on a new lease direct from the landlord |
| EPC | Rated D (76) |



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