



SAVOY STEWART
COMMERCIAL PROPERTY

OFFICES
TO LET

47C KENSINGTON COURT

London, W8 5DA



KEY POINTS

- Self Contained
- High Ceilings
- Characterful Property
- Sky Lights
- Entryphone

TENURE	TO LET
SIZE	1,814 SQ FT
RENT	£80,000 PER ANNUM
EPC	EPC EXEMPT - EPC HAS BEEN COMMISSIONED, WILL BE AVAILABLE IN LESS THAN 28 DAYS

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located in a pedestrianised thoroughfare off Kensington High Street directly opposite Kensington Gardens and is surrounded by high quality restaurants and retailers including occupiers such as Cote, Whole Foods Oli and Steen and many others.

Kensington High Street station (Circle and District Lines) is approx 5 mins walk from the property.

ADDITIONAL INFORMATION

A self contained characterful upper part located in a pedestrianised thoroughfare accessed from Kensington High Street.

The property was previously used as a 6th form college although the planning use has now reverted back to office use following on from the college vacating the property.

ACCOMMODATION

The 1st and 2nd floors are in good condition having been recently redecorated throughout. The property is laid out as a mix of private offices and open plan areas including a large skylit 2nd floor.

The property has comfort cooling (not tested).

Name	Sq ft	Sq m	Availability
2nd	690	64.10	Available
1st	1,124	104.42	Available
Total	1,814	168.53	

TERMS

An new lease is available for a term by arrangement.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewings are strictly by appointment through Savoy Stewart.

RENT

£80,000 per annum

BUSINESS RATES

Rates Payable: £16.93 per sq ft

(based upon Rateable Value: £60,000 and UBR: England Standard 51.2p)

SERVICE CHARGE

n/a



VIEWING & FURTHER INFORMATION



Darren Best
020 7478 9115
db@savoystewart.co.uk



Vivek Krishnan
020 7478 9114
vk@savoystewart.co.uk

or visit savoystewart.co.uk

