

UNIT 2.20
PLAZA 535 KINGS ROAD LONDON SW10 0SZ

EXCELLENT OFFICE SUITE TO LET - Approx. 480 sq. ft.
AN ESTABLISHED BUSINESS HUB ON THE KINGS ROAD



LOCATION

Plaza 535 is prominently located at the junction of Kings Road with Lots Road within a short walk of Fulham Broadway (District Line) and Earls Court (Piccadilly line and District line) underground stations. Imperial Wharf/Chelsea Harbour (Overland) train station is also a short walk with trains between Clapham Junction and Shepherds Bush (Westfield) and on to Willesden junction.

The facilities of Chelsea, Fulham and King's Road are readily to hand.

A wide variety of cafes and restaurants such as Megans, Jax and Lots Road cabin serve the area.

Subject to contract and exclusive of VAT if applicable

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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.

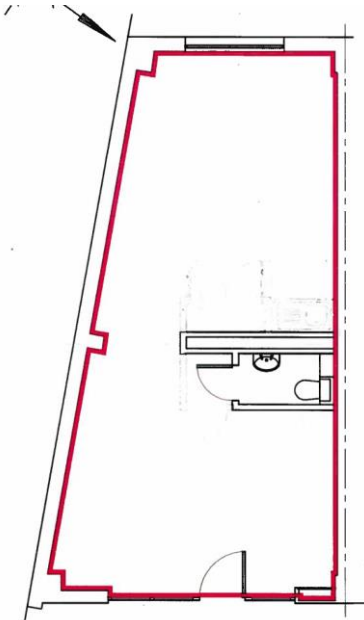
The premises provide a high quality modern office hub with ground floor retail.

Unit 2.20 is in open plan is being refurbished with newly stripped wood floors, white walls, full height open ceiling with suspended LED lights, a private WC, new kitchenette and new air-conditioning and heating.

The unit is on the second floor and benefits from excellent natural light.

Approx. 515 sq ft GIA

Approx. 480 sq ft NIA



Stripped out and being re fitted

AMENITIES

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

LEASE

New lease for a period by arrangement which can be flexible.

RENT

£21,600 per annum exclusive

SERVICE CHARGE

Approximately £3,650 per annum in the current year.

BUSINESS RATES

On application to the Local Authority RB Kensington & Chelsea 020 8315 2082.

RV £14,500 estimated payable 2020-21 £7,235.50 subject to confirmation.

TOTAL COSTS

Rent, business rates and service charge approx. £32,485 per annum (**£2,707** per month) excluding VAT and all direct property costs such as electricity and fibre/telcon etc.

EPC E 113

INSPECTIONS

By prior appointment with agents.

Hargreaves Newberry Gyngell

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