

OFFICE TO LET
Possible Educational Use
Subject to planning and LL consent

Unit 504 - The Design Centre East
Chelsea Harbour
Chelsea, SW10 0XF
Rent now reduced to £32.50/sq ft

Recently Refurbished Office to Let in Chelsea Harbour
Adjacent to a leading design school

Approx 2,683 SQ FT



Location

Chelsea Harbour is situated south of New Kings Road and Cheyne Walk off Lots Road.

The Design Centre East Studios are situated at the northern end of Chelsea Harbour being adjacent to The Design Centre and interlinked by walk ways at certain levels. The central core between the two buildings is being covered over to provide an area for events.

Subject to contract and exclusive of VAT if applicable

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Adjacent to the site is Imperial Wharf Overground station which connects to Clapham Junction for Waterloo and Victoria to the south, West Brompton and Earls Court (District & Piccadilly lines) to the North. Fulham Broadway is located to the north of the premises with District Line services to Wimbledon and Earls Court and beyond.



Alternatively there are C3 buses that come onto the site (Clapham Junction and Earls Court) and a River Taxi (Putney, Embankment). There is also plenty of secure on site car parking.

Amenities

Comfort cooling
2 X 8 person automatic passenger lifts
Raised floors
Male and Female WC's

Central heating
Suspended ceiling
Excellent natural light



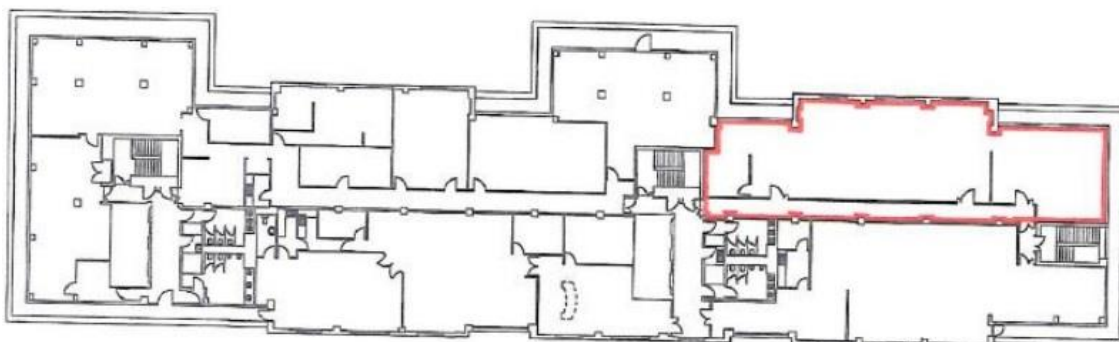
Accommodation

The offices are accessed from the South Entrance Lifts and are arranged as three large open plan studios rooms which could be interconnected if required benefiting from comfort cooling and good natural light. Adjacent to the suite are WC's and two automatic passenger lifts. The net approximate floor area is as follows:-

Fifth floor

Approx 2,683 sq ft

Approx 249.25 sq m



** Floor Plans for indicative purposes only / NOT TO SCALE*

Rent

£32.50 per sq ft pax for a new sub lease.
Rent free period available by negotiation

**Business Rates**

Approximately £14.50 per sq ft per annum 2019/2020.
Please verify the above figures with the local authority

Service Charge

Upon application

Terms

A new sub lease for a term expiring 30th July 2022 or shorter if required.

Legal Costs

Both parties to be responsible for their own legal costs.

EPC

In preparation

Further Information and Inspections

Via landlord's joint sole agents:

Miles Commercial	HNG
Peter Bromwich 020 7590 8951 Ross Cummey 020 7590 8955 020 7581 9722	Mark Belsham 07973 372 698 Tim Wilkinson 07973 302 814 020 3205 0200