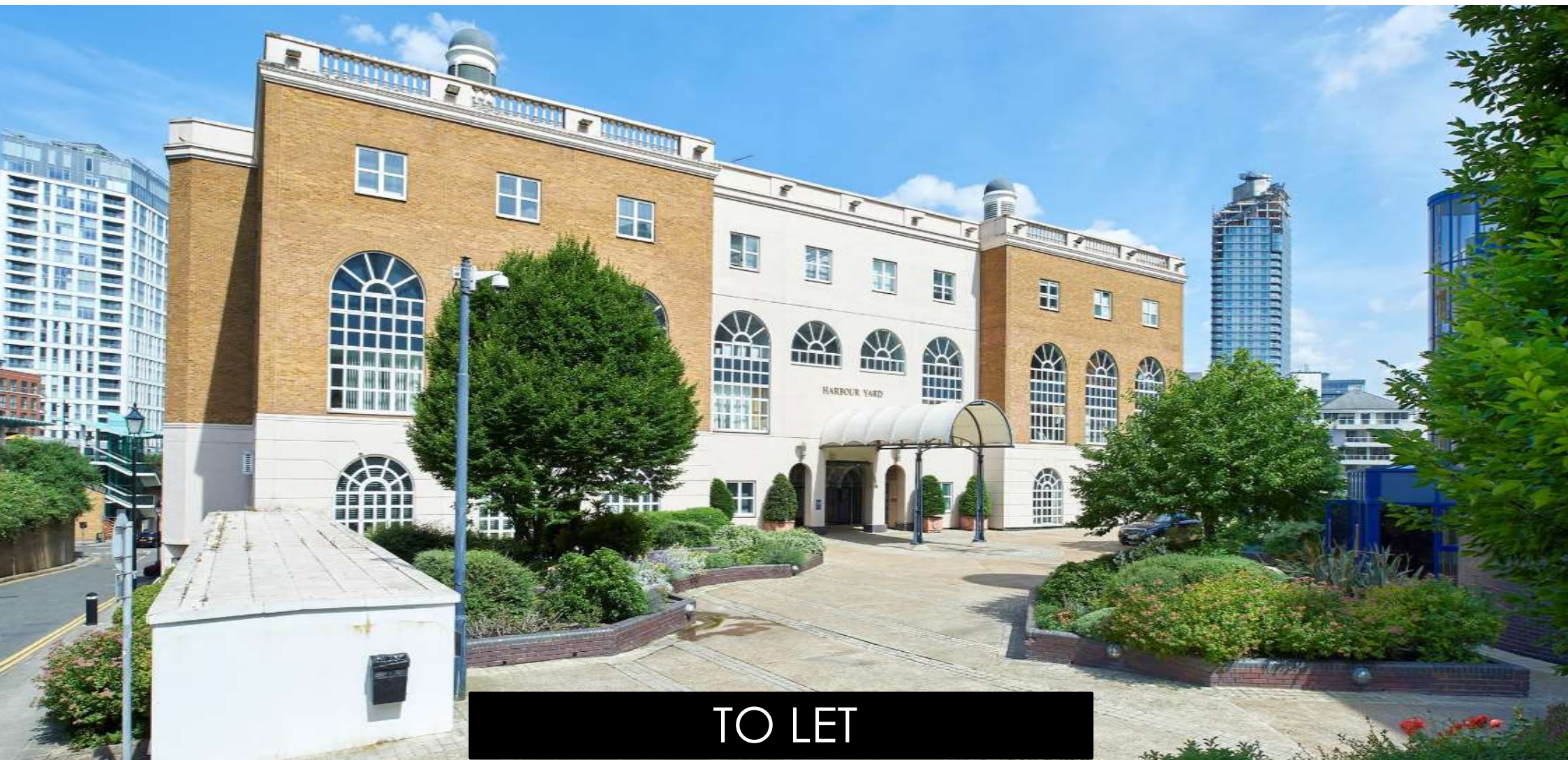


CHELSEA HARBOUR

Harbour Yard, Chelsea SW10 0XB



TO LET

BRIGHT LIGHT OFFICE SUITE AVAILABLE

452 – 530 – 548 – 555 – 570 – 2,655 sq ft



1



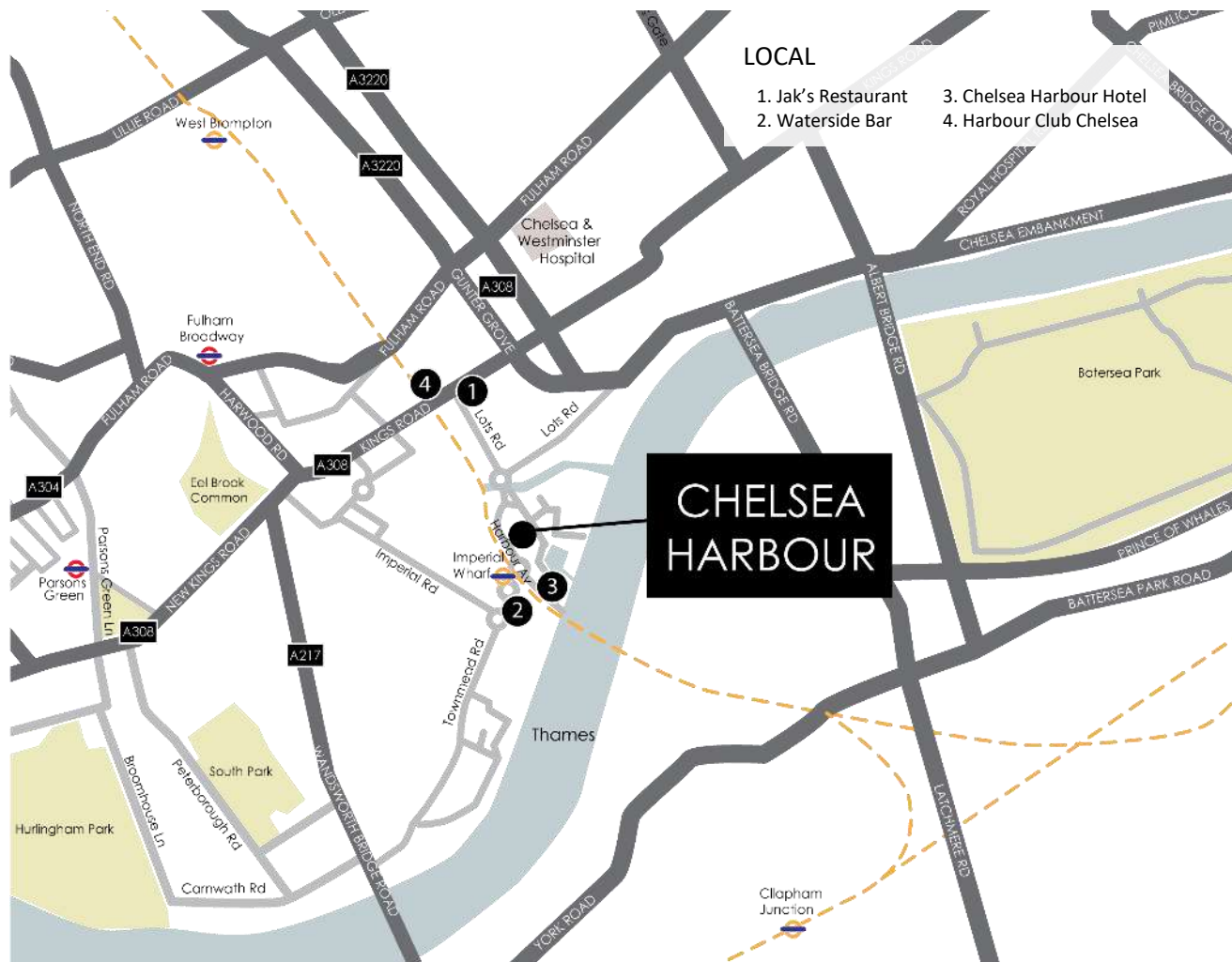
2



3



4



LOCATION:

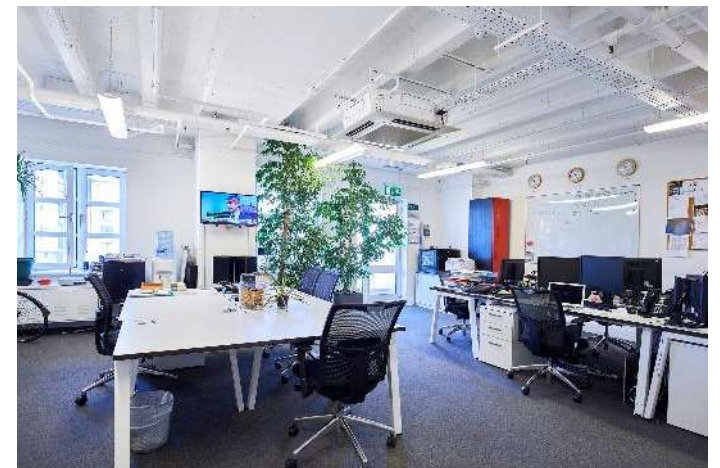
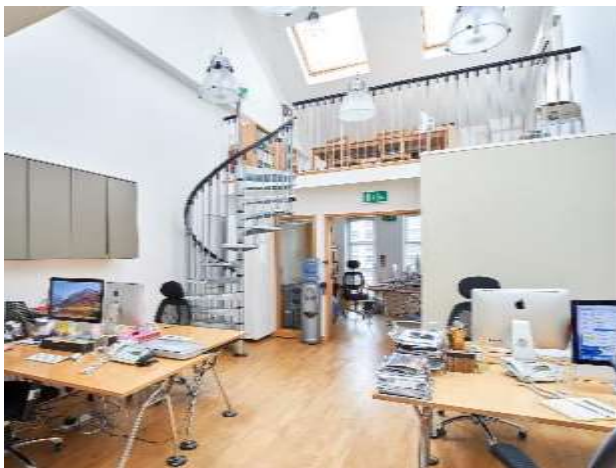
Chelsea Harbour is situated just south of New Kings Road and Cheyne Walk, off Lots Road. Imperial Wharf station is on the Overground and connects to Clapham Junction for Waterloo and Victoria to the south, West Brompton and Earls Court (District & Piccadilly Lines) to the north as well as Shepherd's Bush (Central Line) for Westfield London. The Harbour is also served by the C3 bus (Clapham Junction, Earls Court) and River Taxi (Putney, Embankment). There are car parking spaces available in a secure underground car park and parking for motorbikes and bicycles.



DESCRIPTION:

Occupiers of Chelsea Harbour benefit from a wealth of amenities including the Blue Harbour Fitness Club, a number of on-site cafes and a convenience store. On-site management means there is always a friendly face nearby to help out.

The offices are situated within two buildings, Design Centre Studios and Harbour Yard. They can be refurbished to suit individual requirements to include comfort cooling, meeting rooms, kitchens or other bespoke features.





TERM:	Available on flexible terms direct from the landlord
PARKING:	Available at licence fee of £3,100 per annum including VAT
INSURANCE:	£0.44 per sq ft approx.
SERVICE CHARGE:	£13.50 per sq ft approx. (inclusive of estate charge).
EPC RATING:	Rating D (77)

ACCOMODATION:

SIZE (sq ft)	UNIT	HARBOUR YARD	RENT	RATES (approx.)	AVAILABILITY
507	317	3 rd Floor unit	£32.50	£15.74	Available now
530	217	2 nd Floor unit	£32.50	£14.59	Available now
548	207	2 nd Floor unit	£32.50	£13.88	Available now
555	204	2 nd Floor unit	£32.50	£15.26	Available now

SIZE (sq ft)	UNIT	DESIGN CENTRE STUDIOS	RENT	RATES (approx.)	AVAILABILITY
452	Studio 7	2 nd Floor unit	£38.00	£20.36	Available now
570	Studio 6	2 nd Floor unit	£38.00	£18.73	Available now

CONTACTS

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