

# Unit 5, 5a & 21 Chelsea Wharf 15 Lots Road, Chelsea, London, SW10 0QJ



OFFICE TO LET | 131 sq ft



## Location

Chelsea Wharf provides a fantastic view overlooking the Thames. It is located on the south side of Lots Road, next to the Cremorne Gardens. This vibrant location provides a mixture of desirable offices, studios and residences surrounding an attractive central courtyard on the river. Imperial Wharf (over ground lines) and Fulham Broadway (district line) are close by.

## Description

The available floors offer bright open plan office space boasting great floor to ceiling heights and views over the River Thames (Unit 21) and Cremorne Gardens (Unit 5).

## Floor Areas

Floor	sq ft	sq m	Status
Unit 5	1,668	154	Let
Unit 21	1,566	145	Let
Unit 5a	131	12	Available
<b>TOTAL (approx.)</b>	<b>131</b>	<b>12</b>	
			*Measurement in terms of NIA

## Jason Hanley, Partner

📞 020 7025 1391

## Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

Joint Agents: Boston Gilmore: 020 7603 1616

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract August 2017

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Unit 5



Unit 21



## Terms

Tenure:	Leasehold
Lease:	A new flexible lease from the Landlord
Rent:	Unit 5a - £45.00 psf pax
Rates:	Estimated £14.45 psf pa 2017/18
Service Charge:	Approximately £4.75 psf pax

## Amenities

- Good river view
- View over the Cremorne Gardens (Unit 5)
- Uniformed porters
- Passenger lift (Unit 21)
- 24-hour access
- Perimeter trunking
- Kitchen
- Bright open plan office
- Meeting rooms/offices

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## Rebecca Saxon, Agency Surveyor

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