

**The Furniture & Arts Building,
Part 1st Floor, 531-533 Kings Road, Chelsea,
London, SW10 0TZ**



Gym/Office/Studio/Showroom to Let (STP) | Approx. 510-1,840 sq ft /47-170 sq m



Location

The building is situated on the south side of Kings Road, at its junction with Lot's Road. Located on the Western boarder of Chelsea, renowned for its upmarket cosmopolitan atmosphere, the building is close to all the famous leisure facilities of the Kings road. Chelsea Arts School is located on Lot's Road within a short distance. The combined building is comprise a mix of Showroom, Retail, Restaurant, and Class B1/Office uses. Fulham Broadway (District Line), West Brompton (District and Overland) and Imperial Wharf (Overland) are a short walk away or the 22 and 19 Buses depart from opposite the building and go to central London in approximately 30 minutes.

Description

These rarely available units comprise three spaces on the part first floor. They are presently used as a furniture showroom, however the landlord is keen to explore all potential interest from Gym's through to Studio/Offices or galleries (subject to planning if required). Albeit our client is positive this can be achieved, relatively simply. The space has potential to be redesigned in an exciting manner. Elsewhere in the scheme exposed brickwork has been used to great effect as well as exposed industrial pillars etc.

Floor Areas

Floor	sq ft	sq m
Part 1st Floor – Suite 1	510	47
Part 1st Floor – Suite 2	510	47
Part 1st Floor – Suite 3	820	76
TOTAL (approx.)	1,840	170
*Measurement in terms of *NIA		

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Joint Agents: Boston Gilmore – Julian Rumball

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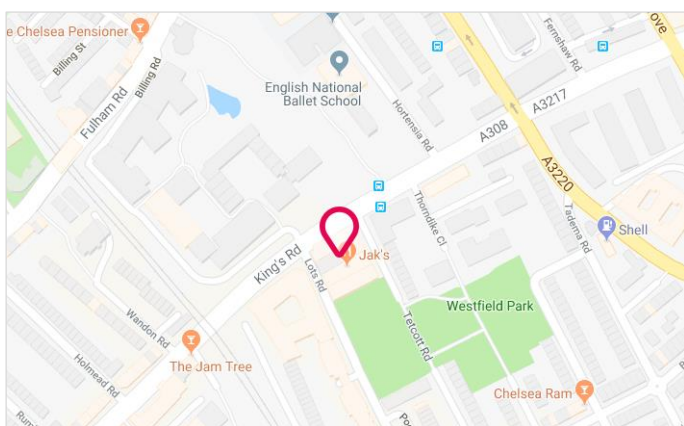
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Subject to Contract July 2018

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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the freeholder for a term in excess of 3 years, outside the landlord & tenant act
Rent:	Offers invited circa £25.00 per sq ft pax
Rates:	Estimated at £8 psf pa (2018/2019)
Service Charge:	Approx. £6.50 per sq ft
EPC Rating:	Applied for

Amenities

- Landmark Building synonymous with style & design
- Fashionable prominent location near Chelsea Wharf
- Two entrances - front off Kings Road and Rear via arcade
- High Ceilings
- Potential Natural Light/presently windows covered
- Well-kept arcade / common parts
- Partially fitted/second hand (as furniture showroom)
- Jaks Kings Road on site
http://www.jakskingsroad.co.uk/m/jaks_kings_road/232/28
- Embargo night club on 2nd floor
- Lot's Road Auctions opposite

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