

Unit 9 Chelsea Wharf, 15 Lots Road, Chelsea, London, SW10 0QJ



OFFICE/STUDIO TO LET | 655 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.

Floor Areas

Floor	sq ft	sq m
Unit 9 (2nd floor)	655	60.8
TOTAL (approx.)	655	60.8

*Measurement in terms of *NIA

Description

The available floor offers bright open plan office space boasting great floor to ceiling heights. The floor benefits from comfort cooling (to be checked), wooden flooring and a small kitchenette. The office is available from December 2018.

Chelsea

The fashionable district of Chelsea, located along the River Thames, in the London Borough of Kensington and Chelsea, is one of the most affluent areas in London, and home to some of the capital's popular attractions. Chelsea incorporates, Sloane Street and the King's Road. To the north, Chelsea meets Knightsbridge and South Kensington, and runs as far northwest as Fulham Road.

Chelsea was the epicentre of London's swinging sixties, a cool hotspot for musicians such as Bob Marley and members of the Rolling Stones, Mick Jagger and Keith Richards.

Jason Hanley, Partner

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Rebecca Saxon, Associate Partner

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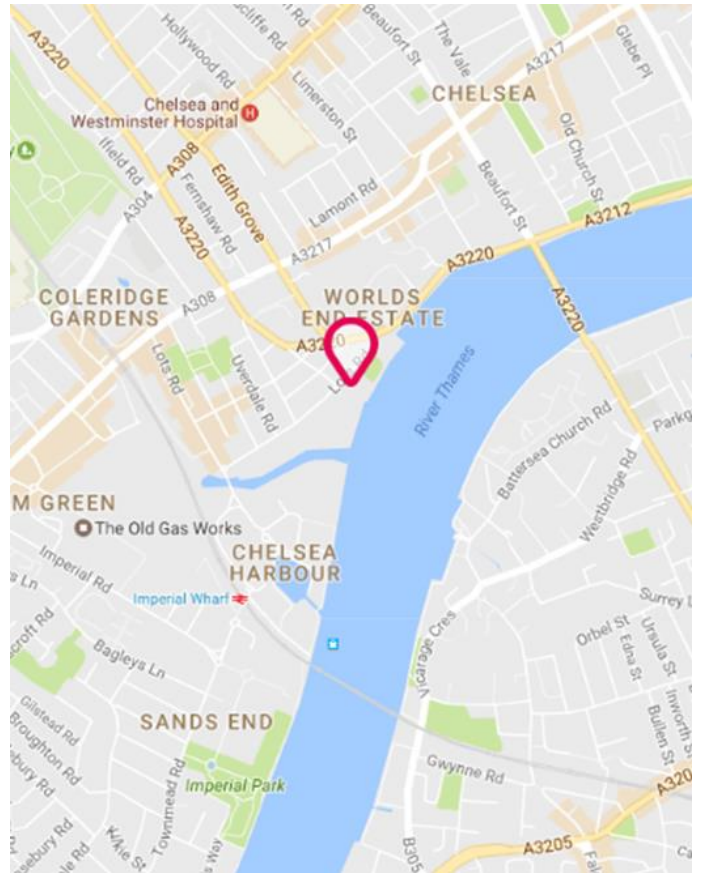
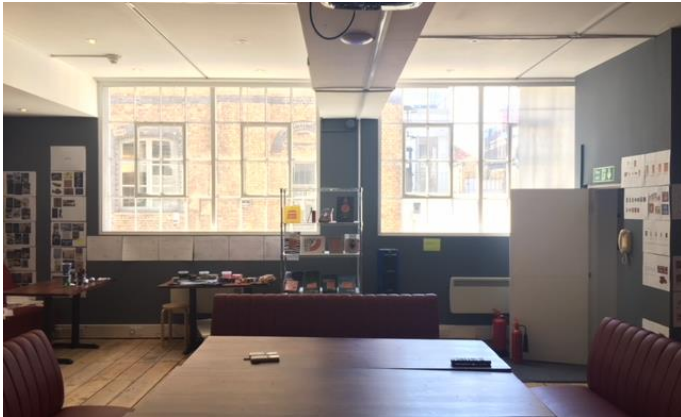
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Subject to Contract July 2018

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Terms

Tenure:	Leasehold
Lease:	A new flexible lease from the Landlord
Rent:	£39.50 psf pax
Rates:	Estimated at £15.03 psf pax
Service Charge:	Approximately £4.75 psf pax
EPC Rating:	TBC

Amenities

- Good river view
- Passenger lift
- Uniformed porters
- 24-hour access
- Perimeter trunking
- Wooden flooring
- Kitchenette
- Bright open plan office
- Comfort cooling
- Hyperoptic internet available
- Bike racks

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