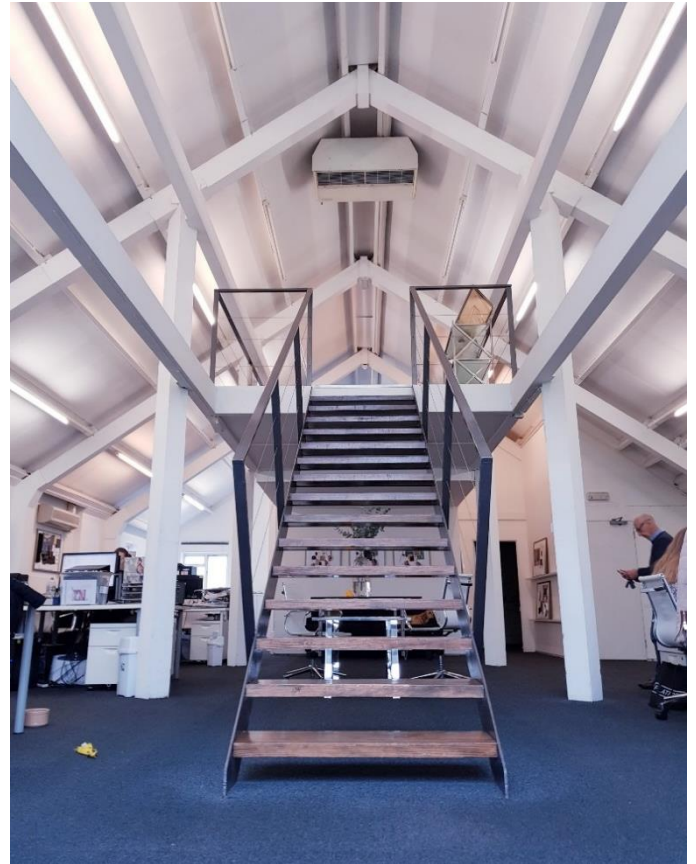


**UNIQUE OFFICE TO LET | Approx 2,750 sq ft / 255.5 sq m**



**Location**

The building is situated on the south side of Kings Road, at its junction with Lott'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 Lott's Road within a short distance. The combined building is known as "The Furniture Cave" and comprises a mix of Retail, Restaurant, and Class B1/Office use. 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**

This rarely available designer office is available with vacant possession upon agreeing heads of terms. The floor offers bright open plan office/studio space. It has an interesting mix of vaulted ceilings, huge windows and a feature staircase leading to a mezzanine space, all with volume and light. There is some air conditioning and perimeter trunking, cabling and broadband in situ (untested). Dogs are permitted in the building.

**Floor Areas**

Floor	sq ft	sq m
Part 3rd Floor	2,750	255.5
<b>TOTAL (approx.)</b>	<b>2,750</b>	<b>255.5</b>


\*Measurement in terms of \*NIA

**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**

 020 7025 1391

**Rebecca Saxon, Associate Partner**

 020 7025 1397

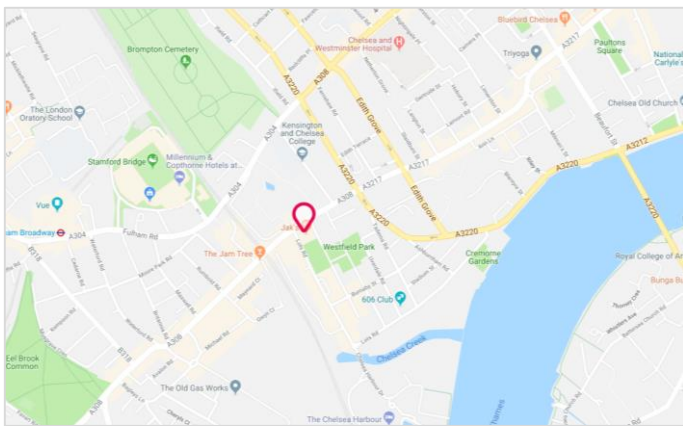
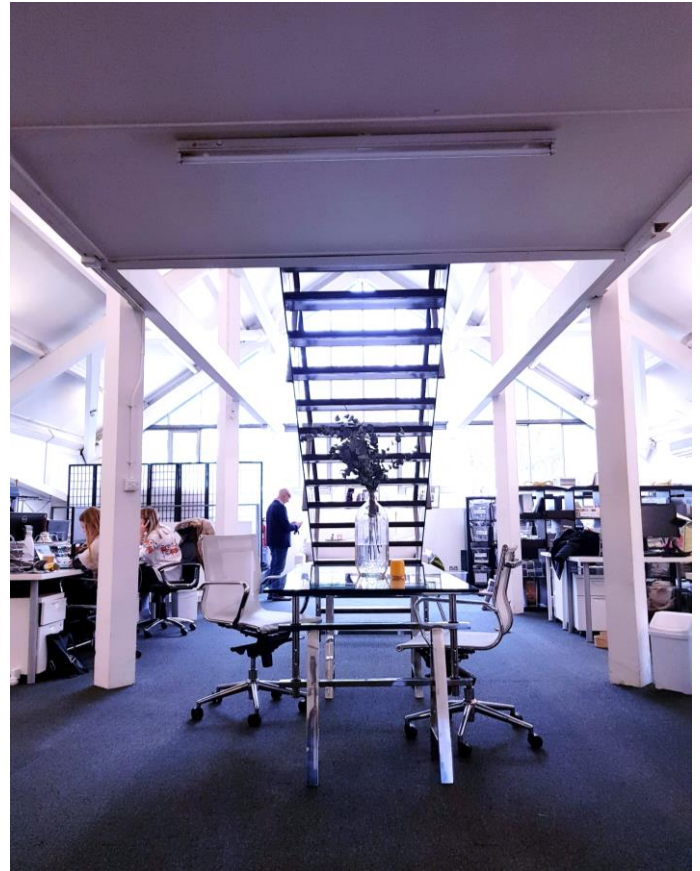
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 October 2018**

**Part 3rd Floor, 531-533 Kings Road,  
Chelsea, London, SW10 0TZ**



**UNIQUE OFFICE TO LET | Approx 2,750 sq ft / 255.5 sq m**



## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the freeholder for a term to be agreed, ideally 3 years +.
Quoted Rent:	£35.00 per sq ft per annum exclusive
Rates:	Estimated at £12 psf pa (2018/2019)
Service Charge:	Approx. £6.50 per sq ft
EPC Rating:	Applied for.

## Amenities

- **Stunning architectural space**
- **Board room on Mezzanine**
- **Kitchen to rear**
- **Vaulted ceilings**
- **Well-kept common parts / shared with Embargo (club)**
- **Entry phone**
- **Superb volume & light**
- **Partially fitted**
- **Above Embargo Night Club & Shared Entrance (which is smart)**

### Jason Hanley, Partner

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✉ [jhanley@monmouthdean.com](mailto:jhanley@monmouthdean.com)

### Rebecca Saxon, Associate Partner

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✉ [rsaxon@monmouthdean.com](mailto:rsaxon@monmouthdean.com)

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**Subject to Contract October 2018**