

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



Gym/Office/Studio/Showroom to Let (STP) | Approx. 510-3,055 sq ft /47-283 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	Rent
Part 1st Floor – Suite 1	510	47	
Part 1st Floor – Suite 2	510	47	
Part 1st Floor – Suite 3	820	76	
Part 1st Floor – Suite 4	1,215	113	£27,000
TOTAL (approx.)	3,055	283	

**Measurement in terms of *NIA*

Jason Hanley, Partner

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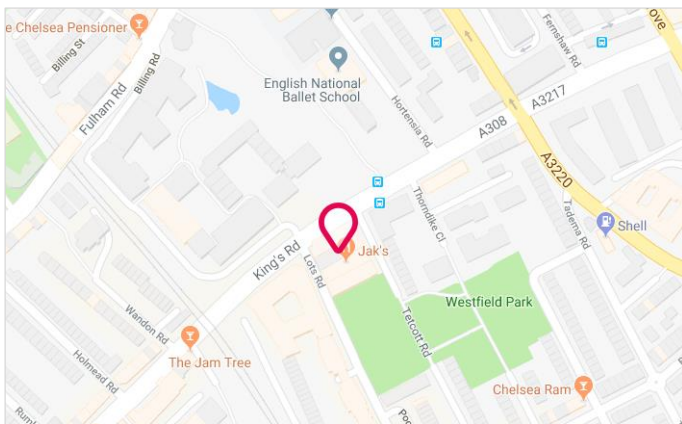
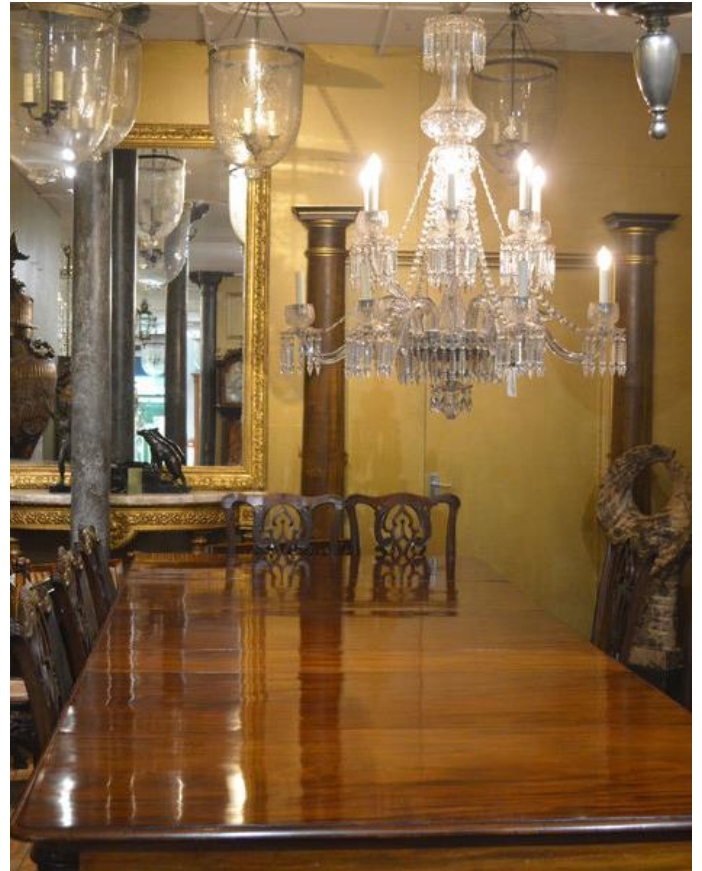
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract November 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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