

OFFICES / STUDIOS TO LET | 131 – 12,182 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. 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.


Description

There are numerous offices or studios available to let at Chelsea Wharf ranging from 131 sq ft to 12,182 sq ft. All of the units are available on new 3 year, 5 or 10 year leases. The offices and studios provide warehouse character around a very attractive central courtyard with views over the courtyard as well as the Thames. The units benefit from good natural light, high ceilings in some, manned security, 24 hours access with some units benefitting from comfort cooling.

Floor Areas


Floor	sq ft	sq m	
Unit 28	2,510	233	£37.50 psf
Unit 2 / 3	2,215	206	£35.00 psf
Unit 32 / 33	2,130	198	£37.50 psf
Unit 23	1,290	120	£35.00 psf
Unit 14	1,267	118	£35.00 psf
Unit 9	655	61	£37.50 psf
Unit 27	604	56	£37.50 psf
Unit 20a	585	54	£35.00 psf
Unit 8a	505	47	£35.00 psf
Unit 17a	290	27	Storage
Unit 5a	131	12	£35.00 psf
TOTAL (approx.)	12,182	1,132	
*Measurement in terms of NIA			

Jason Hanley, Partner

 020 7025 1391

Joint Agents: Boston Gilmore: 020 7603 1616

Olivia Stapleton, Agency Surveyor

 020 7025 8940

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 March 2022

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Terms

Tenure:	Leasehold
Lease:	A new flexible lease from the Landlord of 3, 5 or 10 years
Rent:	£35.00 - £37.50 psf
Rates:	Estimated between £13.47 - £16.68 psf pa (2021/22)
Service Charge:	Approximately £4.14 psf pax
EPC Rating:	TBC

Amenities

- Good views over the Thames
- Passenger lifts in some blocks
- Uniformed porters
- 24-hour access
- Perimeter trunking
- Wooden flooring in some floors
- Kitchenettes
- Hyperoptic internet available
- Bike racks

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📞 020 7025 1391
✉️ jhanley@monmouthdean.com

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📞 020 7025 8940
✉️ ostapleton@monmouthdean.com

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