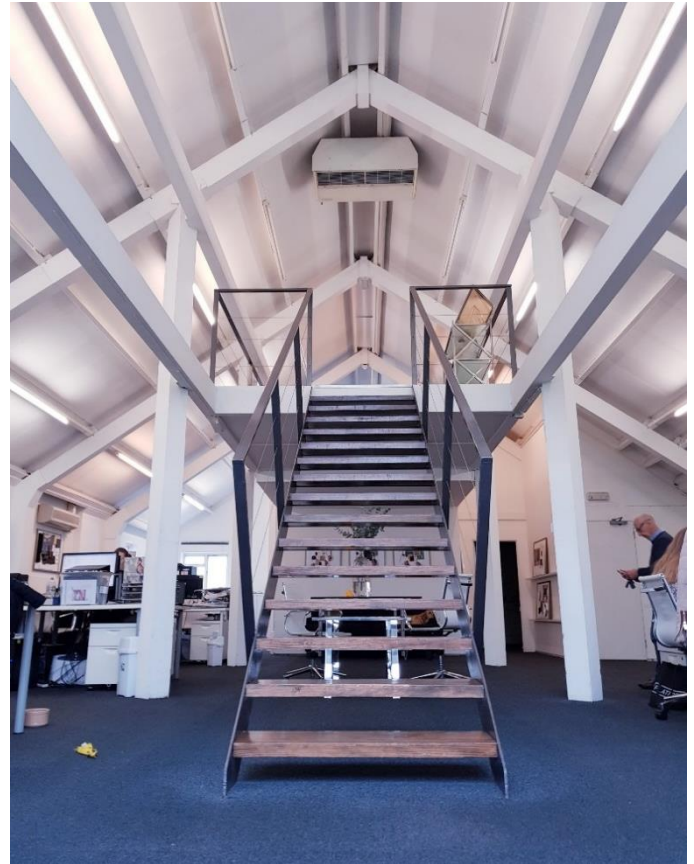


**Part 3rd Floor, 531-533 Kings Road,  
Chelsea, London, SW10 0TZ**



**UNIQUE OFFICES TO LET | 980 - 2,337 – 3,317 sq ft**



Pictures show the 3<sup>rd</sup> floor office and mezzanine

## 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

These rarely available designer offices are available with vacant possession upon agreeing heads of terms. The floors offer bright open plan office/studio space. The third floor has an interesting mix of vaulted ceilings, huge windows and a feature staircase leading to a mezzanine space, all with volume and light. The first floor benefits from its corner position on Lots road and Kings Road with excellent natural light. The office has a large open plan area, meeting room/private office, kitchen and demised WC. Dogs are permitted in the building.

## Floor Areas

Floor	sq ft	sq m
Part 3rd Floor	2,337	217
1 <sup>st</sup> floor	980	91
<b>TOTAL (approx.)</b>	<b>3,317</b>	<b>308</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 January 2019**

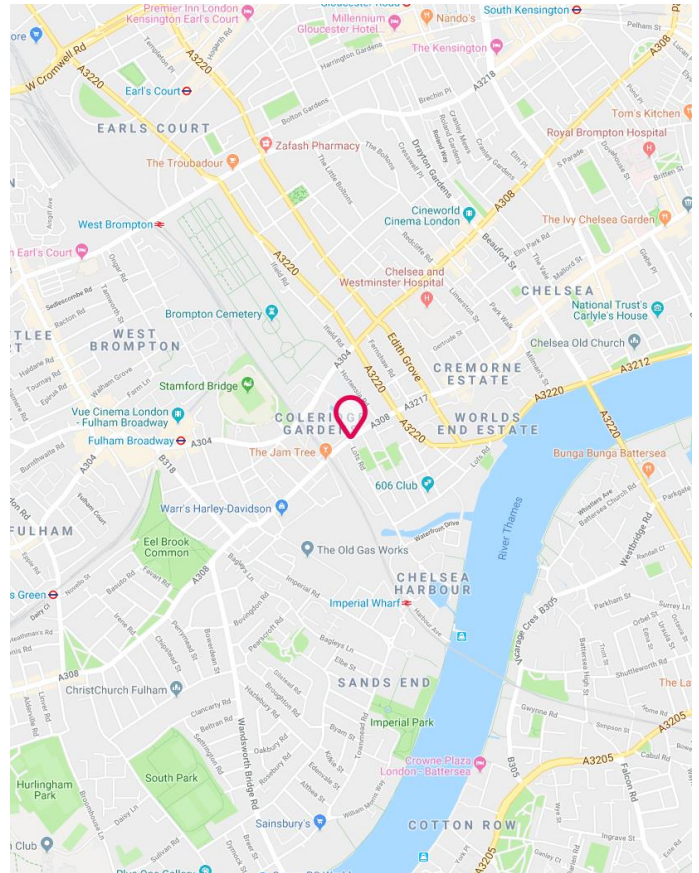
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Pictures show the 1<sup>st</sup> floor office



## Terms

Tenure:	Leasehold
Lease:	A new lease(s) 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 £12.00 psf pa (2018/2019)
Service Charge:	Approx. £6.50 per sq ft
EPC Rating:	Applied for.

## Amenities

- **Stunning architectural space**
- **Board room on Mezzanine (3<sup>rd</sup> floor)**
- **Kitchen**
- **Vaulted ceilings (3<sup>rd</sup> floor)**
- **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

📞 020 7025 1391  
✉️ jhanley@monmouthdean.com

### Rebecca Saxon, Associate Partner

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

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**Subject to Contract January 2019**