

Unit 38&39 Chelsea Wharf, 15 Lots Road, Chelsea, London, SW10 0QJ



OFFICE TO LET | 2,629 sq ft 4th Floor



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

Unit 38&39 on the 4th floor is a fantastic warehouse style office which is largely open plan with some meeting rooms and offices. The office is fitted and benefits from excellent floor to ceiling heights, views over the River Thames and is access via the attractive central courtyard.

Floor Areas

Floor	Block	sq ft	sq m
Unit 38&39 (4th floor)	F	2,629	244
TOTAL (approx.)		2,269	244
*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

Joint Agents: Boston Gilmore: Julian Rumball 020 7603 1616

Rebecca Saxon, Associate Partner

020 7025 1397

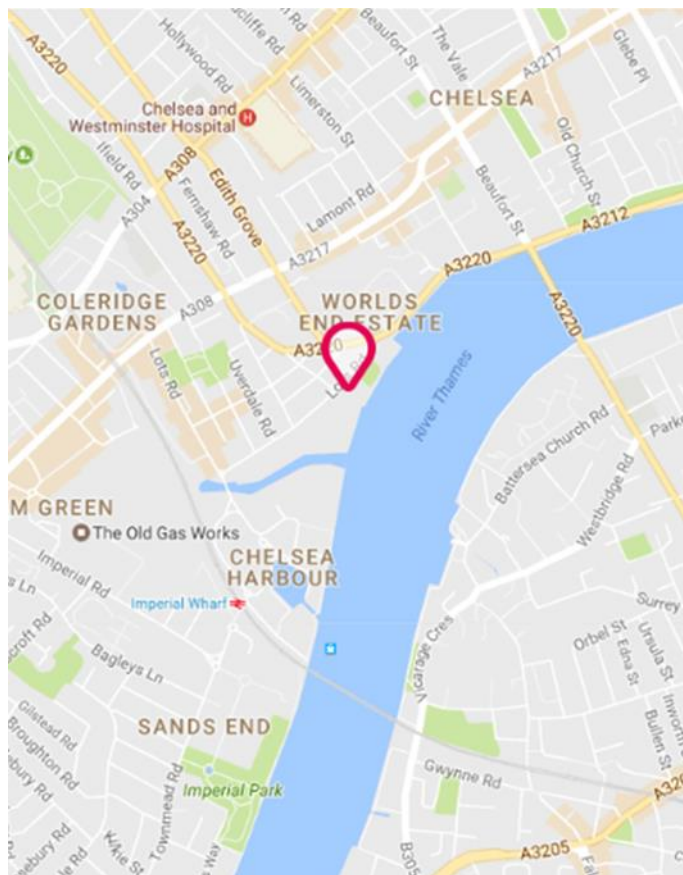
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract June 2019

Unit 38&39 Chelsea Wharf, 15 Lots Road, Chelsea, London, SW10 0OJ



OFFICE TO LET | 2,629 sq ft 4th Floor



Terms

Tenure:	Leasehold
Lease:	A new lease from the landlord to June 2022
Rent:	Upon Application
Rates:	Estimated at £13.95 psf pa (2019/20)
Service Charge:	Approximately £5.50 psf pax
Reserve Fund	A contribution to a reserve fund of 5% of the annual rent
EPC Rating:	D

Amenities

- Excellent views over the Thames
- Passenger lift
- Uniformed porters
- 24-hour access
- Perimeter trunking
- Wooden flooring
- Kitchenette
- Excellent floor to ceiling height of 3.9m
- Fitted meeting rooms
- Hyperoptic internet available
- Bike racks
- Demised WCs and shower facilities
- Centrally heated

Jason Hanley, Partner

📞 020 7025 1391
✉ jhanley@monmouthdean.com

Joint Agents: Boston Gilmore: Julian Rumball 020 7603 1616

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉ rsaxon@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract June 2019