

OFFICES / CLASS E PREMISES TO LET

123A KINGS ROAD, LONDON SW3

LOCATION

The prominent building is located on Kings Road in the vibrant heart of Chelsea, benefitting from the outstanding amenities the local area has to offer.

The property is well served by transport links. Sloane Square underground station is located a short walk away and there are numerous bus routes connecting the property with Central London.

ACCOMMODATION

The premises have a dedicated entrance on Shawfield Street and are arranged over 1st and 2nd floors.

First Floor	400 sq/ft
Second Floor	458 sq/ft
Total	858 sq/ft

LEASE

The premises are to be made available on a new lease for a term to be agreed and to be contracted outside the L&T Act.

RENT

£42,500 per annum exclusive.

USE

The property has a Class E use. A variety of uses will be considered.



RATES

Rateable Value:	£29,250
Rates Payable:	£14,976 per annum

Interested parties are advised to make their own enquiries with the relevant Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs associated with this transaction.

EPC

Available on request.

VIEWING

Viewings to be arranged through the sole agents, Blanchflower Lloyd Baxter:

Oliver Fowler: ofowler@blb.uk.com
Mbl: 07900 217 624

Richard Ingham: ringham@blb.uk.com
Mbl: 07917 657 756



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