

# TO LET

433 – 2,808 sq ft

Character offices in  
the centre of  
South Kensington

68-70  
OLD  
BROMPTON  
ROAD

South Kensington  
SW7 3LQ





## LOCATION

The building is located on the north side of Old Brompton Road, only a short walk from South Kensington underground station (District, Circle and Piccadilly lines). Old Brompton Road also serves the London bus network between West End, Fulham and Kensington. There is an abundance of eateries in the immediate area around South Kensington. To the north, Cromwell Road gives easy access to Heathrow to the west and Knightsbridge and the West End to the east.

## AMENITIES KEY

1. Hoop & Toy - Pub
2. The Ampersand Hotel  
with Aperio- Restaurant & Bar
3. Carluccio's
4. The Hummingbird Bakery
5. Little Waitrose
6. The Anglesea Arms - Pub



## ACCOMMODATION

FLOOR	68 OLD BROMPTON RD	70 OLD BROMPTON RD
3 <sup>rd</sup> Floor	453 sq ft (42.1 sq m)	483 sq ft (44.9 sq m)
2 <sup>nd</sup> floor	456 sq ft (42.4 sq m)	495 sq ft (45.9 sq m)
1 <sup>st</sup> Floor	487 sq ft (45.2 sq m)	433 sq ft (40.2 sq m)
Total	1,397 sq ft (129.7 sq m)	1,411 sq ft (131.1 sq m)

## DESCRIPTION

The available space is split over 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors in the prominently situated office. The 1<sup>st</sup> and 2<sup>nd</sup> floors benefit from great ceiling heights, in excess of 3.5metres with plenty of natural light from tall sash windows. Planned refurbishment works will include new flooring, new suspended light fittings and redecorating throughout. The available offices can be let as a whole or on a floor-by-floor basis.

## RENT

£59.50 per sq ft

## SERVICE CHARGE

£ 6.50 per sq ft

## RATES

£17.50 per sq ft (2018/19)

to be confirmed through local authority

## TERMS

Available on a new lease direct from the landlord

## EPC

Rated D (76)

FOR FURTHER INFORMATION  
PLEASE CONTACT SOLE AGENTS

Vinh Hua [vhua@frostmeadowcroft.com](mailto:vhua@frostmeadowcroft.com)  
Jack Realey [jrealey@frostmeadowcroft.com](mailto:jrealey@frostmeadowcroft.com)  
[www.frostmeadowcroft.com](http://www.frostmeadowcroft.com)

