

REFURBISHMENT COMPLETED

**81-83 CROMWELL ROAD,
SOUTH KENSINGTON, SW7**



**SELF CONTAINED GRADE II LISTED OFFICES
REFURBISHED AND AVAILABLE TO LET
944 - 6,951 SQ FT (87.70 - 645.76 SQ M)**

Tel: 020 7495 2728

Location The property is located on the south side of Cromwell Road at the junction with Stanhope Gardens close to Gloucester Road Underground Station (Piccadilly, District and Circle lines) in an area well served by a range of shops, restaurants, bars and hotels.

Description The property is listed Grade II and comprises the following floor areas:

Floor	No. 81	No. 83
Part Third (residential)	568 sq ft*	
Part Third (offices)	479 sq ft	
Second floor	944 sq ft	
First floor	962 sq ft	
Ground	969 sq ft	203 sq ft
Reception	155 sq ft	-
Lower Ground	1,223 sq ft	1,136 sq ft
Reception	222 sq ft	90 sq ft
Total	5,522 sq ft	1,429 sq ft
Combined Total	6,951 sq ft	

* Gross Internal. All other areas are Net Internal

Amenities

* Air conditioning	* Central Heating
* Perimeter wiring and underfloor trunking	* Period features
* Refurbished throughout	* Separate entrances
* New kitchen and breakout area	* New toilet facilities

Terms A new lease is available for a term by arrangement subject to five yearly upwards only rent reviews at an initial rent of £425,000 per annum exclusive. Alternatively, the building is available in suites from 944 sq ft. Further details upon application.

Rates Based on the VOA website, we estimate Rates payable for the year commencing 1 April 2018 to be approximately £112,090 per annum. Council Tax may also apply to the Residential element. Interested parties must make their own enquiries.

Availability Immediate upon completion of legal formalities.

Legal Costs Each party is to bear their own legal costs involved in the transaction.

Viewing By appointment through sole agents Glinsman Weller:

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