

**8 EXHIBITION ROAD,
LONDON, SW7**

286 SQ FT / 26.57 SQ M

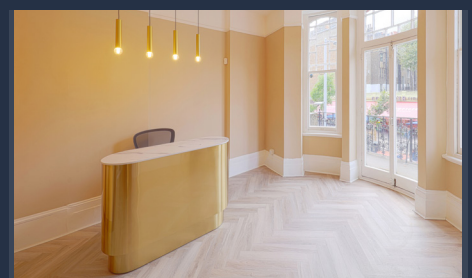
**1ST FLOOR
OFFICE AVAILABLE
TO LET**



The offices are on the east side of Exhibition Road, situated in the heart of the prestigious Royal Borough of Kensington and Chelsea; a densely populated and affluent area, home to globally renowned cultural attractions such as the Royal Albert Hall, Saatchi Gallery, Natural History Museum and the Victoria and Albert Museum.

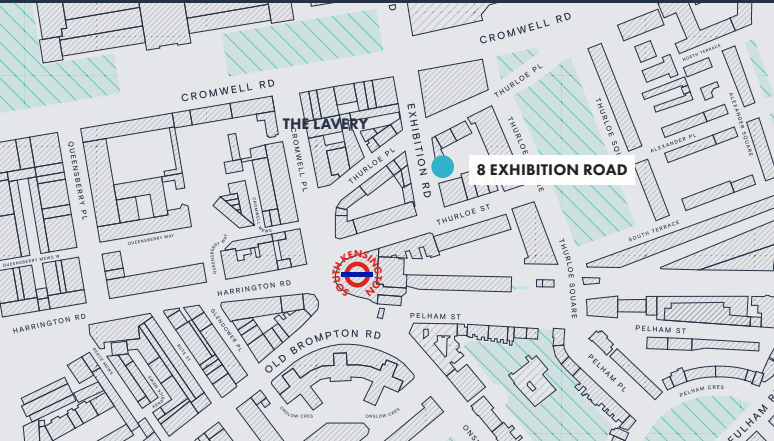
South Kensington provides excellent transport links to Central London, the City and Heathrow airport. South Kensington underground (Circle, District and Piccadilly lines) is within a moments walk and regular buses provide convenient links to the West End.

The area is well serviced with local amenities including many high-quality shops, cafes and restaurants. Nearby occupiers include Gail's Bakery, Lina Stores, Philippe Conticini, Pret, Carluccios, Café de Nata, Brindisa, Venchi and Comptoir Libanais.



SPECIFICATION

- Part fitted
- Video Entry System
- Feature lighting
- Shared WC
- Generous floor to ceiling heights



ACCOMMODATION

The offices are in an attractive period building, located on the first floor, providing two interconnecting rooms with generous floor to ceiling heights and excellent natural light. The offices are on the east side of Exhibition Road, a pedestrianised road providing a mixture of restaurants and cafes in an attractive environment. The offices comprise the following approximate net internal floor area:

First Floor	286 Sq Ft	26.57 Sq m
Total	286 Sq Ft	26.57 Sq m

VIEWINGS

Strictly by appointment through sole agents.

TERMS

The office is available on a new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954.

Rent
£20,000 pax

Service Charge
TBC

Rates Payable
(2024/25) £6,611.75

Interested parties are advised to verify the rates with the rating department of Kensington & Chelsea.

For further information please contact:

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