

ALFRED HOUSE 23-24 CROMWELL PLACE, LONDON, SW7

REMAINING AVAILABLE 984 SQ FT (91.42 SQ M) - 2,274 SQ FT (211.26 SQ M)

**TWO
FLOORS
REMAINING**



The offices at Alfred House are accessed via an attractive glazed entrance on the corner of Cromwell Place and Thurloe Street, 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.

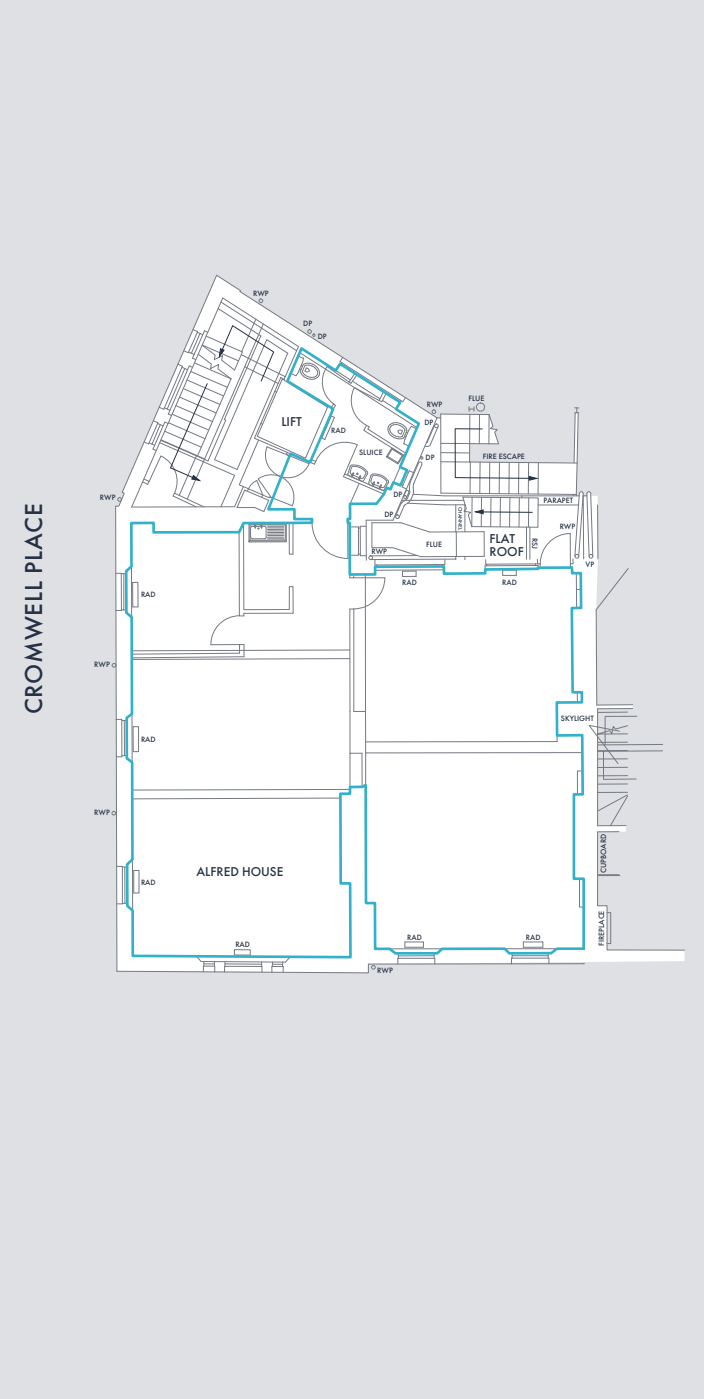
The area is well serviced with local amenities including many high-quality shops, cafes and restaurants. Nearby occupiers include Gail's Bakery, Lina Stores, Philippe Conticini, Pret, Carluccios, Café de Nata, Brindisa, Venchi and Comptoir Libanais.



SPECIFICATION

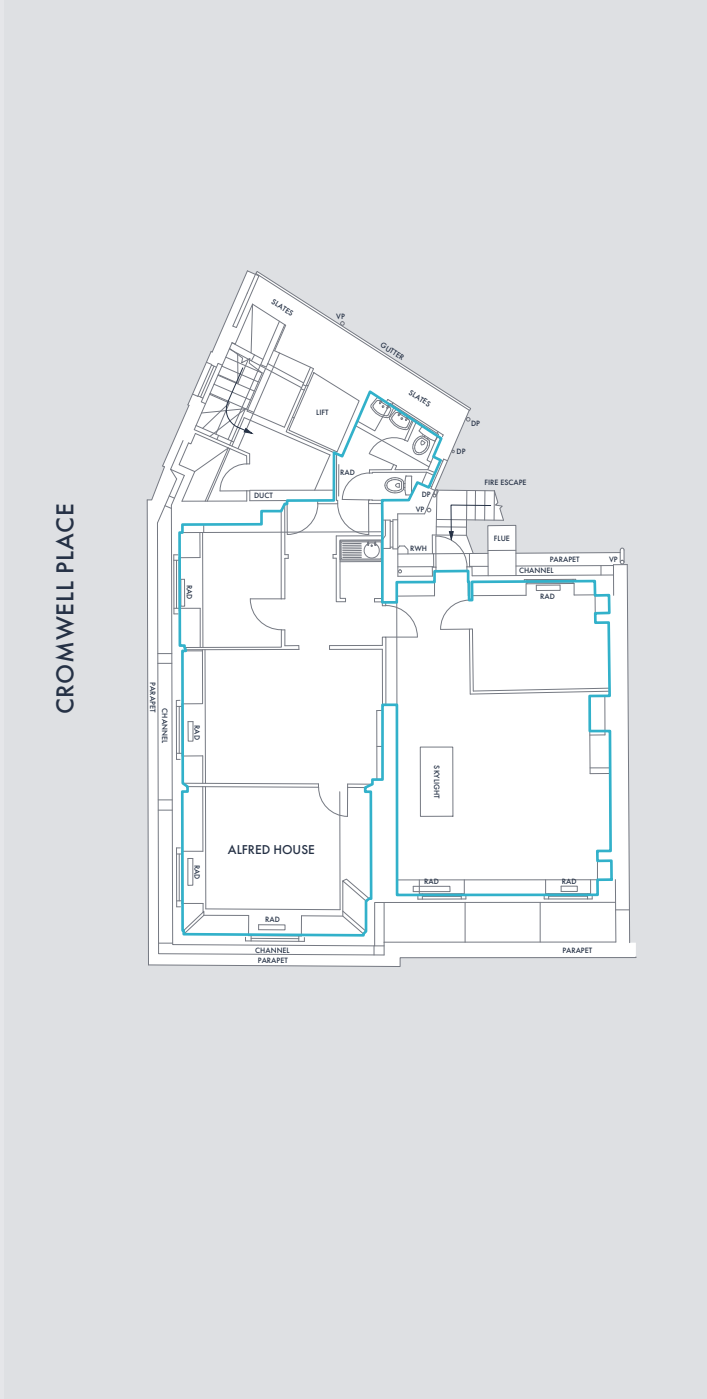
- Passenger lift
- Comfort cooling
- Excellent natural light
- EPC – C
- Demised kitchenette's & WC's
- Additional new WC's & Shower facilities provided

Third Floor



Third Floor
119.84 m² / 1,290 ft²

Fourth Floor



Fourth Floor
91.42 m² / 984 ft²



Heights and areas
are approximate and
subject to survey



ACCOMMODATION

The offices comprise the following approximate net internal floor area:

4th floor	Available	984 sq ft	91.42 sq m
3rd floor	Available	1,290 sq ft	119.84 sq m
2nd floor	Under Offer	1,317 sq ft	122.35 sq m
1st floor	Let	1,313 sq ft	121.98 sq m
Total		4,904 sq ft	455.59 sq m

VIEWINGS

Strictly by appointment through sole agents.

TERMS

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

Rent
£65 psf

Service Charge
TBC

Rates Payable (Estimate. 2025/26)
3rd floor £19.53 psf
4th floor £19.65 psf

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

For further information please contact:



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