

1—2 CROMWELL PLACE

SOUTH KENSINGTON
LONDON SW7



SOUTH
KENSINGTON
ESTATE

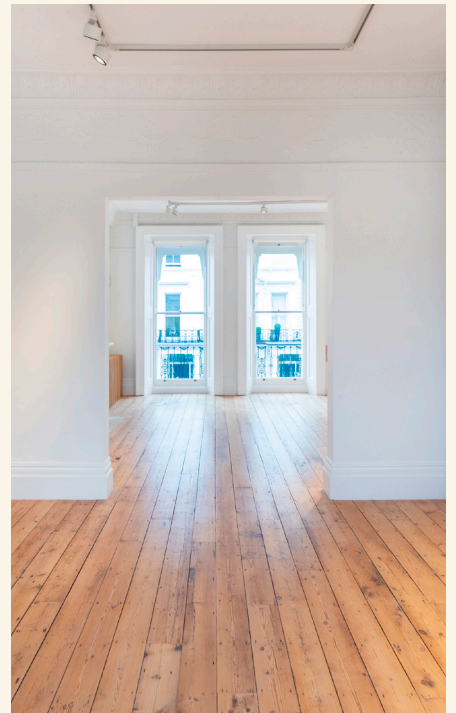
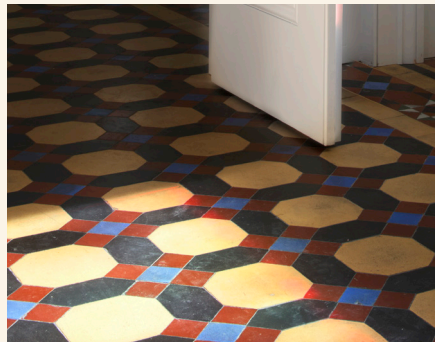
A striking blend of historic architecture and modern design, 1–2 Cromwell Place offers an exceptional workspace in the heart of South Kensington.

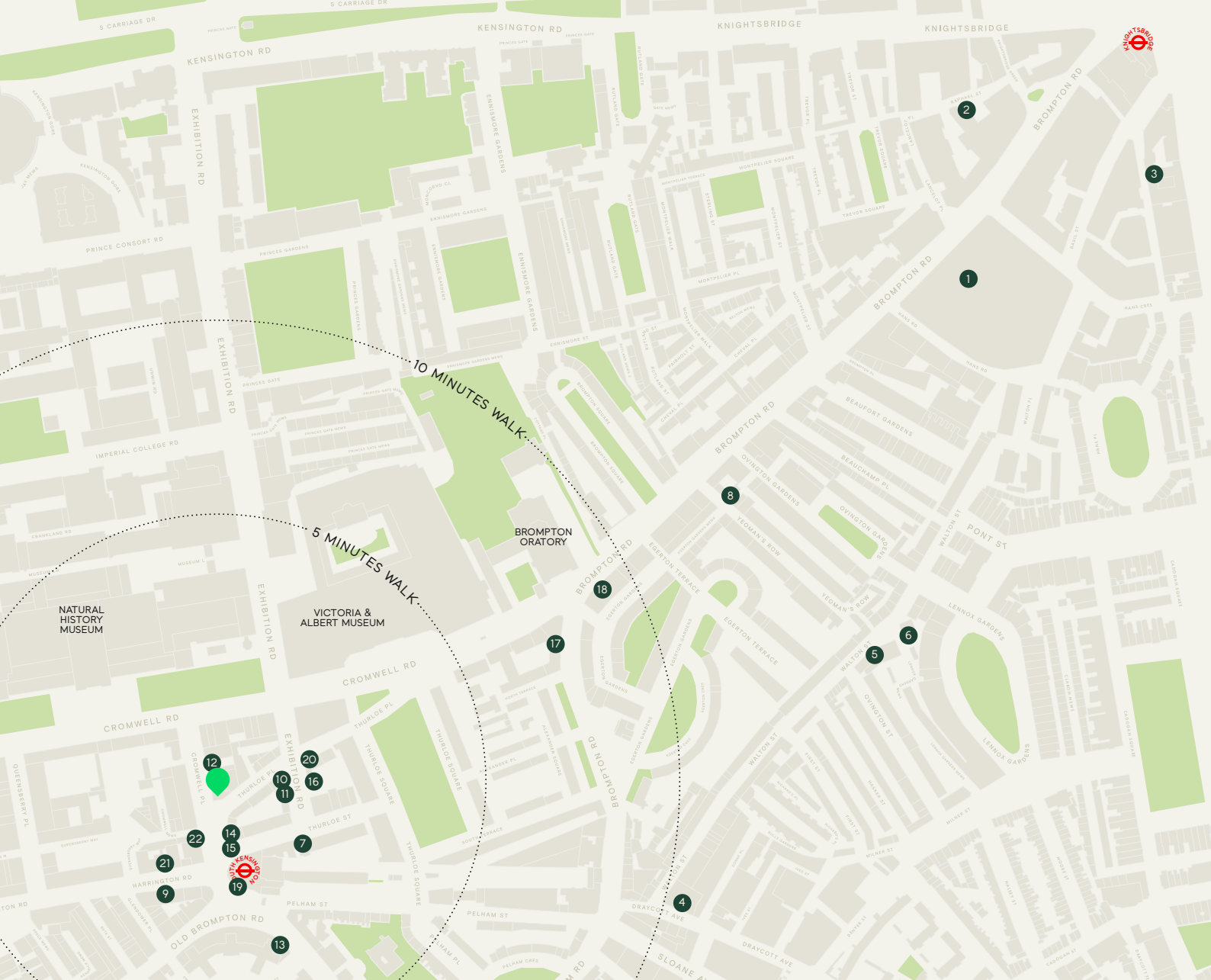
This Grade II listed building combines period elegance with contemporary specifications to deliver a unique and characterful environment.

Located moments from South Kensington Underground Station and a short walk from Knightsbridge and Gloucester Road, the property is exceptionally well connected. Michelin-starred restaurants, luxury retailers and world-class cultural institutions sit right on the doorstep, making this a compelling destination for forward-thinking businesses.

Nestled in one of London's most culturally rich neighbourhoods, 1–2 Cromwell Place is surrounded by a remarkable blend of heritage and modernity. The area is home to iconic institutions like the V&A, Natural History Museum and Royal Albert Hall, alongside celebrated restaurants such as The Lavery, Daphne's and Claude Bosi.

Just five minutes from South Kensington Station, the building benefits from excellent connectivity to Central London, the City and Heathrow Airport.





Department Store

01 Harrods
87-135 Brompton Road, SW1X 7XL

Restuarants

02 Zuma
5 Raphael Street, SW7 1DL

03 Sale e Pepe
9-15 Pavilion Road, SW1X 0HD

04 Daphne's
112 Draycott Avenue, SW3 3AE

05 Scalini
1-3 Walton Street, SW3 2JD

06 Dinings SW3
Walton House, Lennox Gardens Mews
Walton Street, SW3 2JH

07 Daquise
20 Thurloe Street, SW7 2LT

08 Hawksmoor Knightsbridge
3 Yeoman's Row, SW3 2AL

09 Cocotte
11 Harrington Road, SW7 3ES

10 Lina Stores
15 Exhibition Road, SW7 2HE

11 Tapas Brindisa
7-9 Exhibition Road, SW7 2HE

12 The Lavery
First Floor, 4 Cromwell Place, SW7 2JE

13 Carluccio's
1 Old Brompton Road, SW7 3HZ

Cafés

14 Gail's Bakery
45 Thurloe Street, SW7 2LQ

15 Paul
47 Thurloe Street, SW7 2LQ

16 Farm Girl
8 Exhibition Road, SW7 2HF

17 EL&N
239 Brompton Road, SW3 2EP

18 L'ETO
243 Brompton Road, SW3 2EP

19 Brother Marcus
1-3 Pelham Street, SW7 2ND

20 Glamarama Green
10-12 Exhibition Road, SW7 2HF

Hotels

21 The Ampersand Hotel
10 Harrington Road, SW7 3ER

22 The Pelham London
15 Cromwell Place, SW7 2LA

Connectivity

South Kensington – 2 mins walk
District, Circle and Piccadilly line

Knightsbridge – 19 mins walk
Piccadilly line



Within the building itself, The Lavery offers an elegant neighbourhood restaurant with stunning interiors. Led by chef Yohei Furuhashi, it serves modern Mediterranean cooking inspired by seasonal produce. In addition, The Lavery provides flexible event spaces, blending beautifully renovated rooms with sleek contemporary studios—ideal for everything from intimate gatherings to larger-scale product launches.

With nearby cafés, boutiques, and green spaces, Cromwell Place provides a highly desirable location for occupiers and clients alike.



1—2 Cromwell Place Area Breakdown





FOURTH
1,292 SQ FT

THIRD
1,862 SQ FT

SECOND
1,852 SQ FT

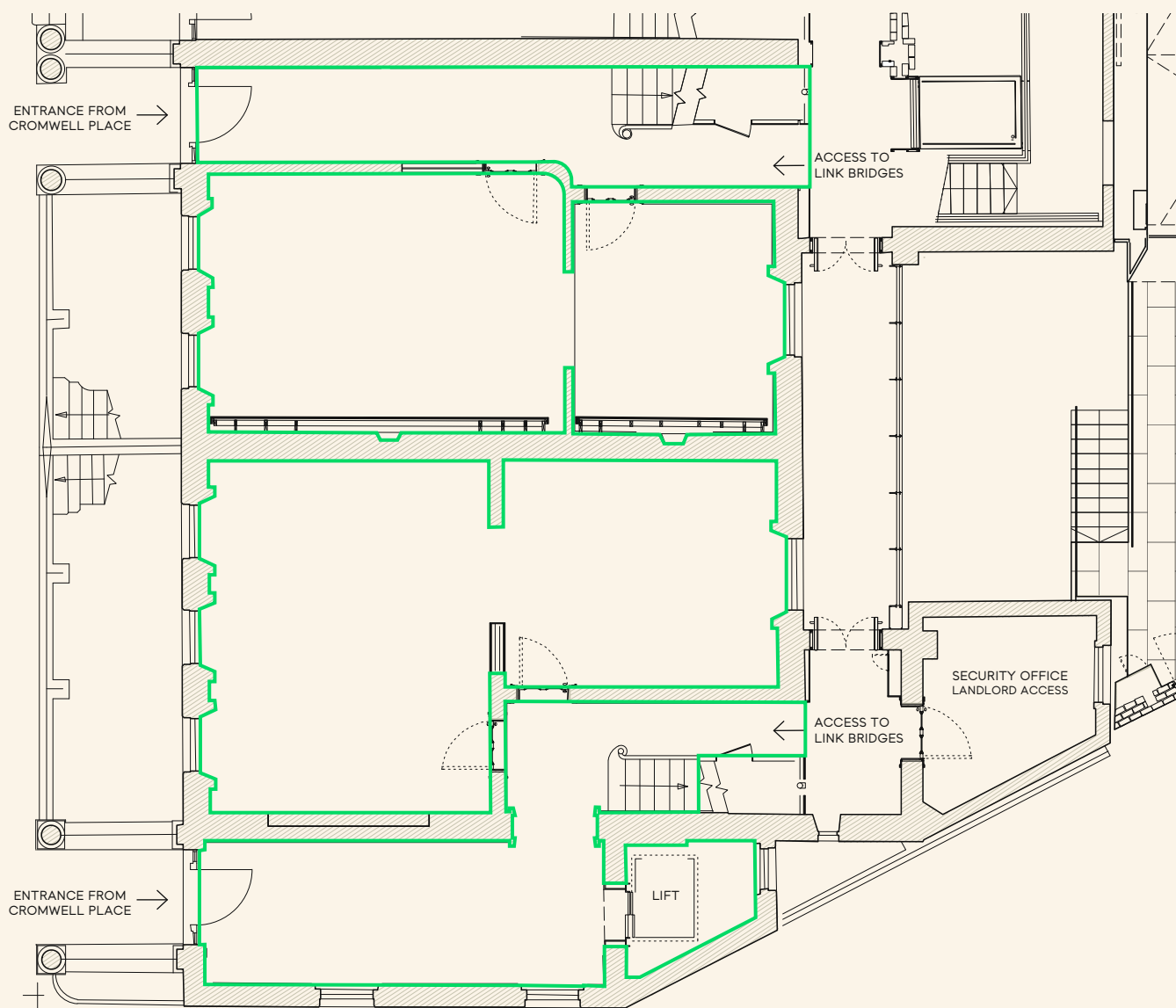
FIRST
1,883 SQ FT

GROUND
1,734 SQ FT

LOWER GROUND
1,841 SQ FT

Floor Plans

Ground Floor



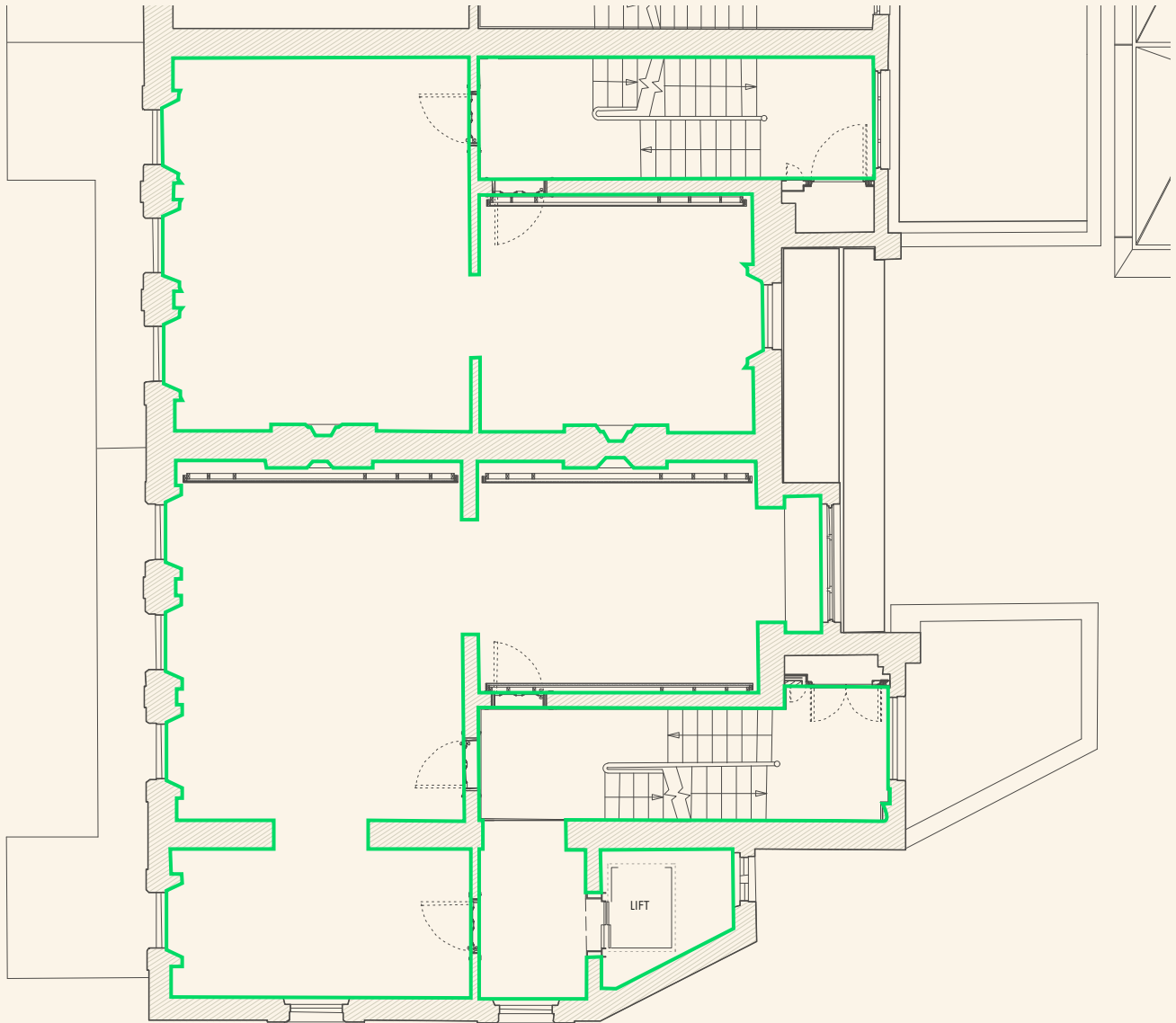
Ground Floor

1,734 sq ft / 161.09 sq m

Heights and areas are approximate and subject to survey

Floor Plans

First Floor



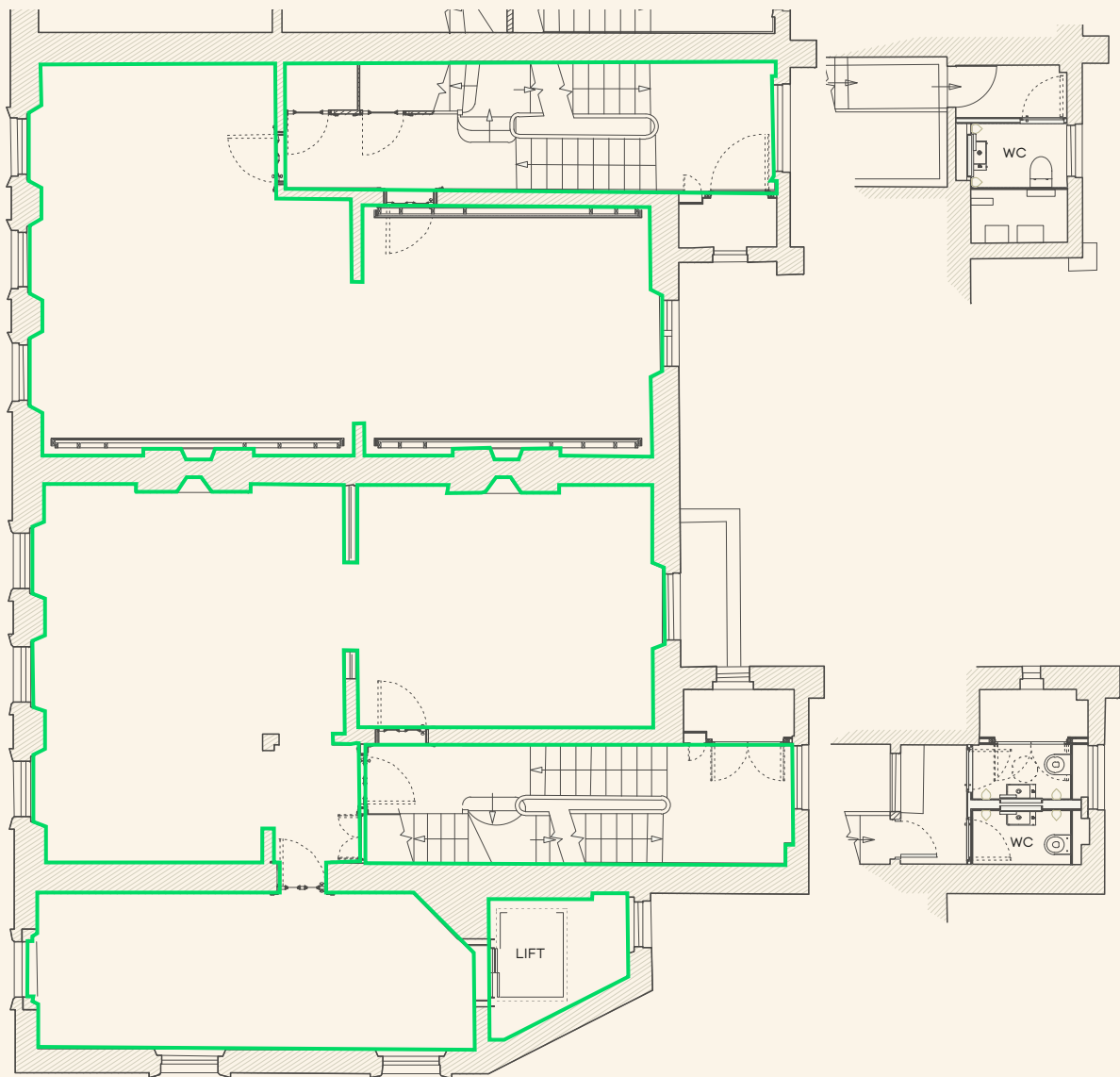
First Floor

1,883 sq ft / 174.93 sq m

Heights and areas are approximate and subject to survey

Floor Plans

Second Floor



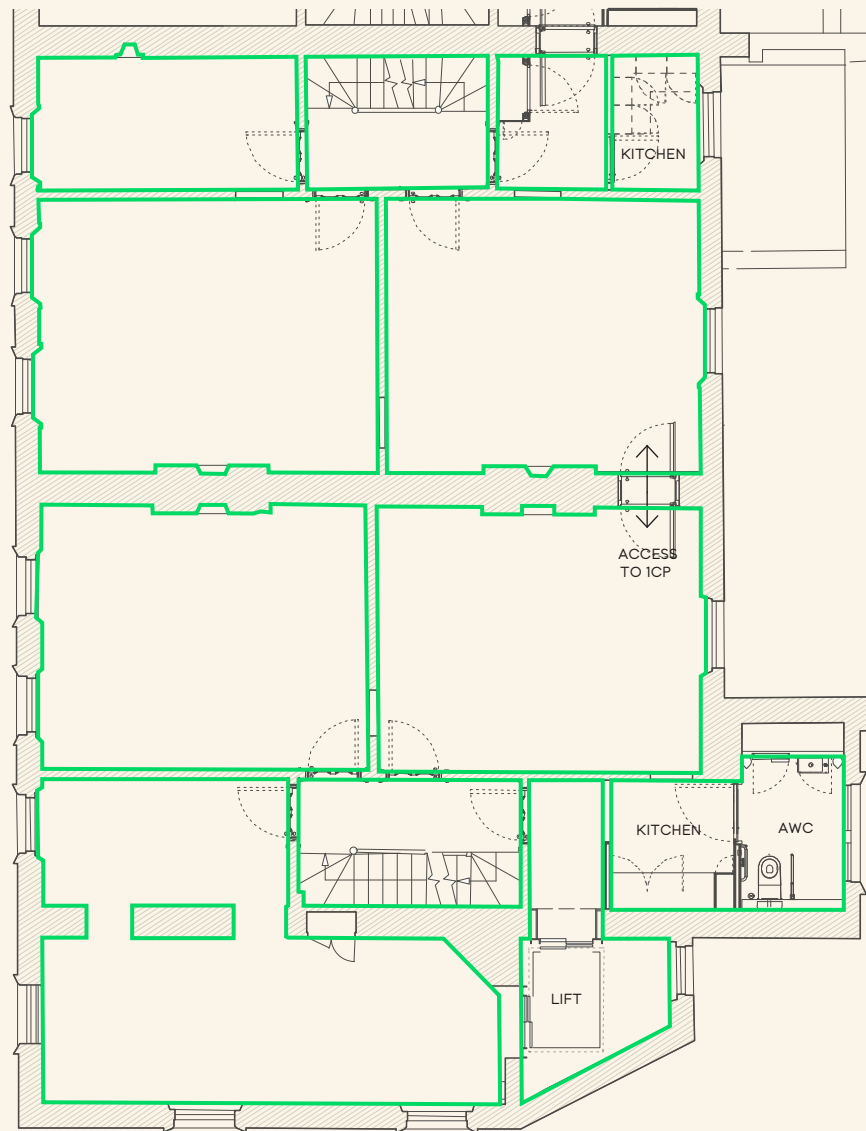
Second Floor

1,852 sq ft / 172.05 sq m

Heights and areas are approximate and subject to survey

Floor Plans

Third Floor



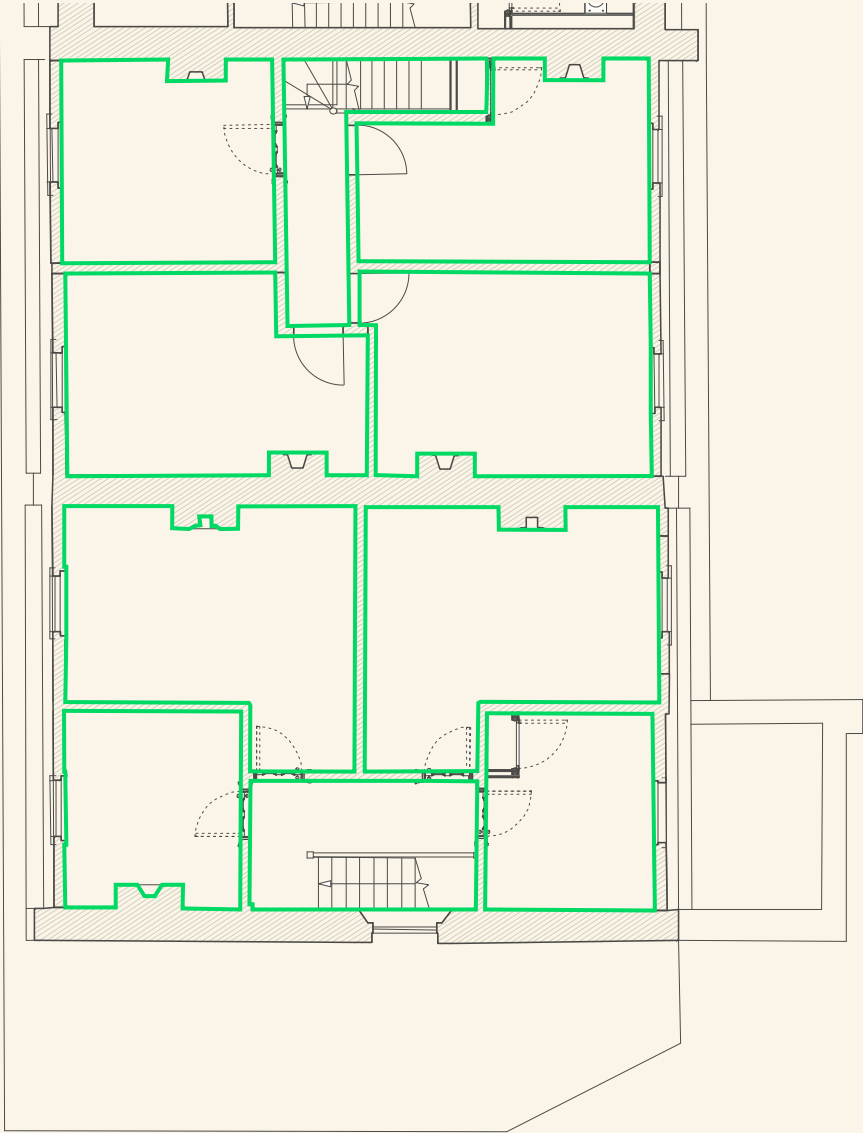
Third Floor

1,862 sq ft / 172.98 sq m

Heights and areas are approximate and subject to survey

Floor Plans

Fourth Floor



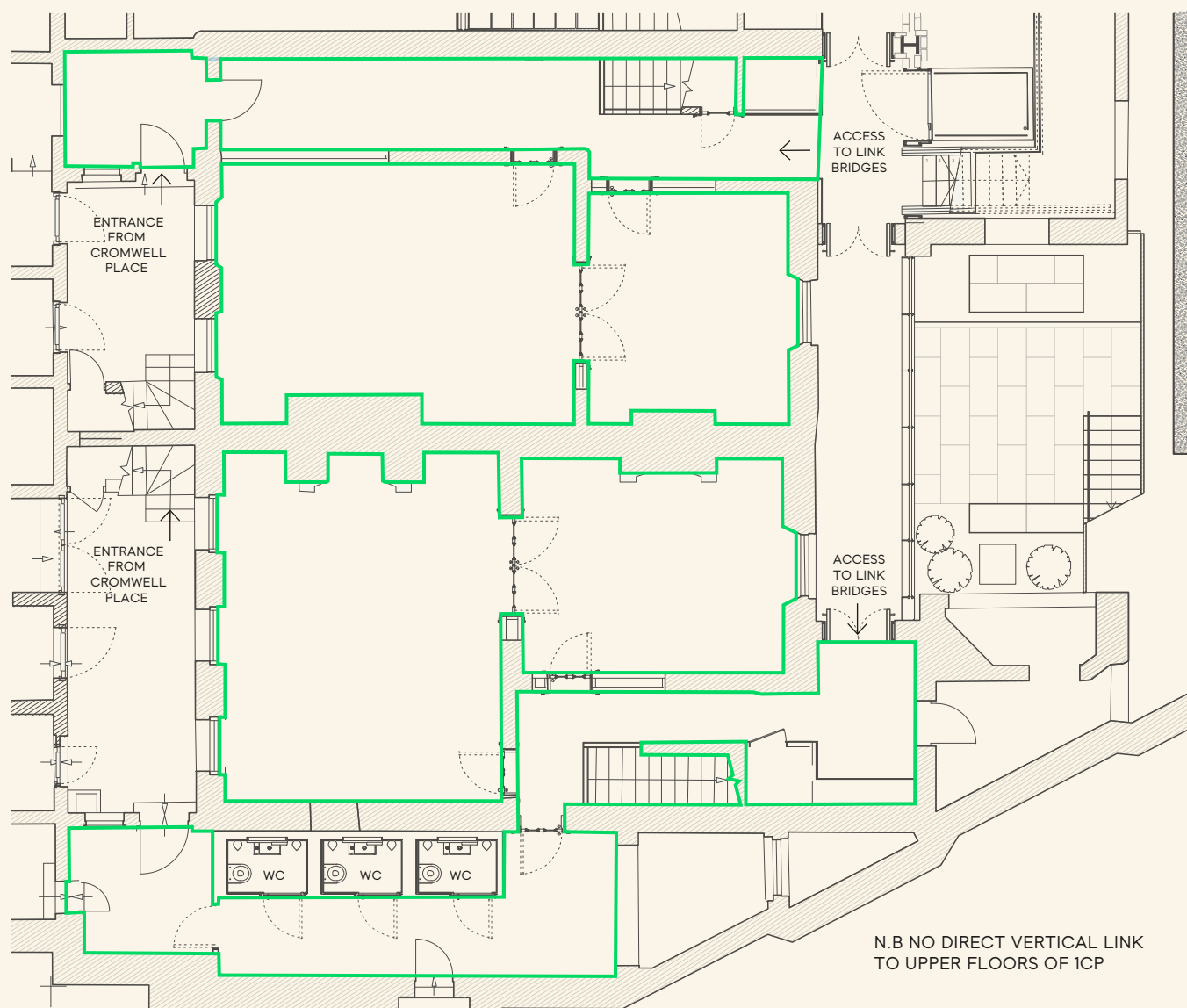
Fourth Floor

1,292 sq ft / 120.03 sq m

Heights and areas are approximate and subject to survey

Floor Plans

Lower Ground Floor

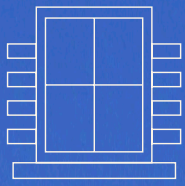


Lower Ground Floor

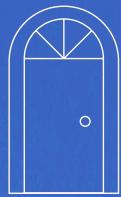
1,841 sq ft / 171.03 sq m

Heights and areas are approximate and subject to survey

Specification



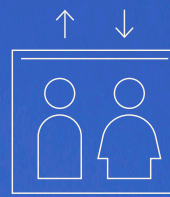
Characterful Grade II listed façade



Dedicated office entrance



Floor-to-ceiling heights over 3.5 metres



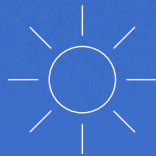
Passenger lift



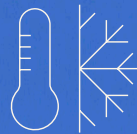
End-of-trip facilities including 5 x showers + 1 x accessible shower



EPC Rating: B



Excellent natural light throughout



Comfort Cooling



25 x bicycle racks



Restaurant / Cafe



1–2 CROMWELL PLACE

A DISTINCTIVE WORKSPACE
AT THE CULTURAL HEART
OF LONDON



SOUTH KENSINGTON ESTATE

Accommodation

The offices comprise the following approximate net internal floor area:

Ground Floor	Available	1,734 sq ft	161.09 sq m
First Floor	Available	1,883 sq ft	174.93 sq m
Second Floor	Available	1,852 sq ft	172.05 sq m
Third Floor	Available	1,862 sq ft	172.98 sq m
Fourth Floor	Available	1,292 sq ft	120.03 sq m
Lower Ground Floor	Available	1,841 sq ft	171.03 sq m
Total		10,464 sq ft	972.11 sq m

Lease

The property is available on a new lease, for a term to be agreed. The lease is to be contracted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended) and is to be on standard SKE terms.

Quoting Rent	Upon application.
Service and Insurance	TBC
Business Rates (2025/26)	Interested parties are advised to make their own enquiries with the local authority.
EPC	B
Legal Costs	Each party shall bear its own costs.



For more information please contact

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