



Photography: Lloyd Sturdy

**TWO FLOORS REMAINING AVAILABLE – 984 SQ FT (91.42 SQ M) – 2,274 SQ FT (211.26 SQ M)**

## ALFRED HOUSE

23-24 CROMWELL PLACE, LONDON, SW7 2LD

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 V&A Museum.

South Kensington provides excellent transport links to Central London, the City and Heathrow Airport. South Kensington Underground Station (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, Carluccio's, Café de Nata, Brindisa, Venchi and Comptoir Libanais.



### Specification

Passenger lift

Comfort cooling

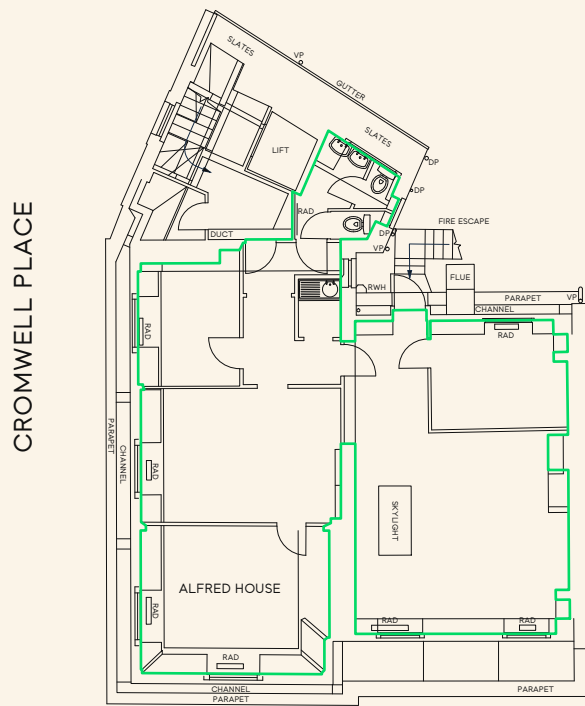
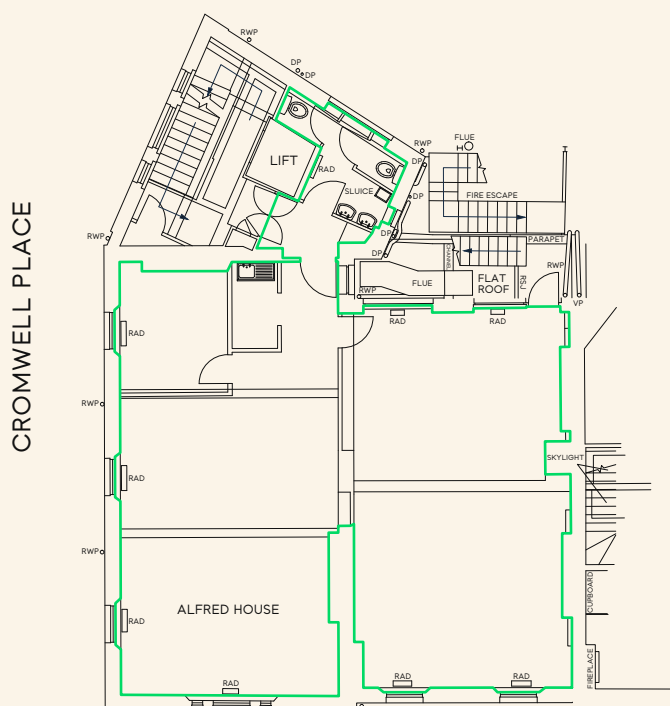
Excellent natural light

EPC – C

Demised kitchenette's and WC's

Additional new WC's and shower facilities provided

# Floor Plans



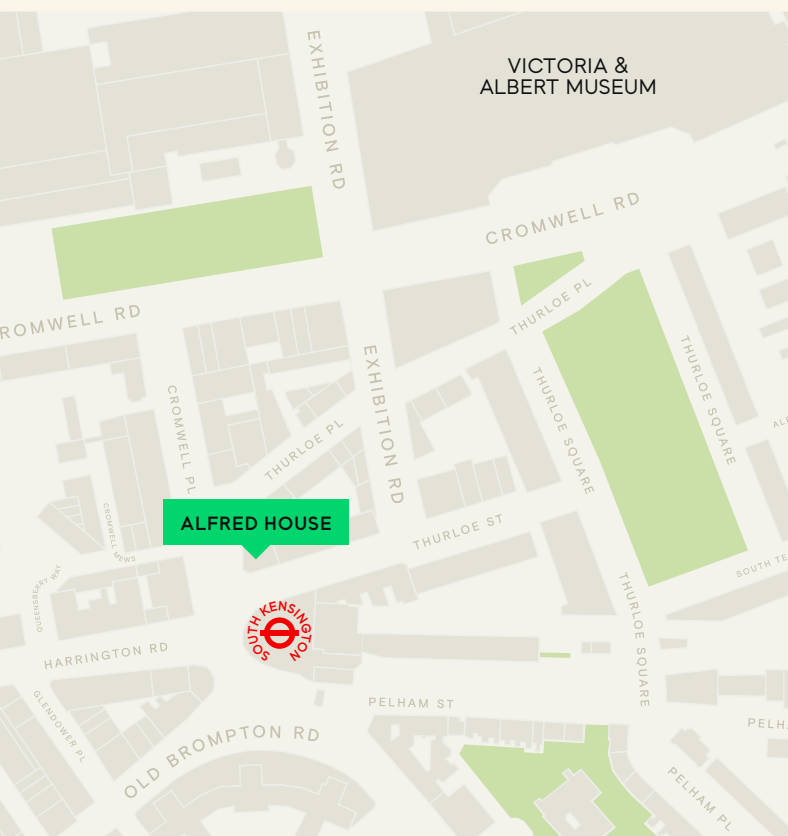
## Third Floor

1,290 sq ft / 119.84 sq m

Areas are approximate and subject to survey

## Fourth Floor

984 sq ft / 91.42 sq m



### Accommodation

The offices comprise the following approximate net internal floor area:

|              |             |                    |                    |
|--------------|-------------|--------------------|--------------------|
| Fourth Floor | Available   | 984 sq ft          | 91.42 sq m         |
| Third Floor  | Available   | 1,290 sq ft        | 119.84 sq m        |
| Second Floor | Under Offer | 1,317 sq ft        | 122.35 sq m        |
| First Floor  | Let         | 1,313 sq ft        | 121.98 sq m        |
| <b>Total</b> |             | <b>4,904 sq ft</b> | <b>455.59 sq m</b> |

### Viewings

Strictly by appointment through sole agents.

### 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                         | £65 psf                                                                                                                                                         |
| Service and Insurance                | TBC                                                                                                                                                             |
| Business Rates<br>(Estimate 2025/26) | Third Floor: £19.53 psf<br>Fourth Floor: £19.65 psf<br>Interested parties are advised to verify the rates with the rating department of Kensington and Chelsea. |



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