

SOUTH KENSINGTON ESTATE

Photography: Lloyd Sturdy

468 SQ FT (43.48 SQ M) AVAILABLE

25 THURLOE STREET

LONDON, SW7 2LQ

The offices are on the north side of Thurloe Street close to 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 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.

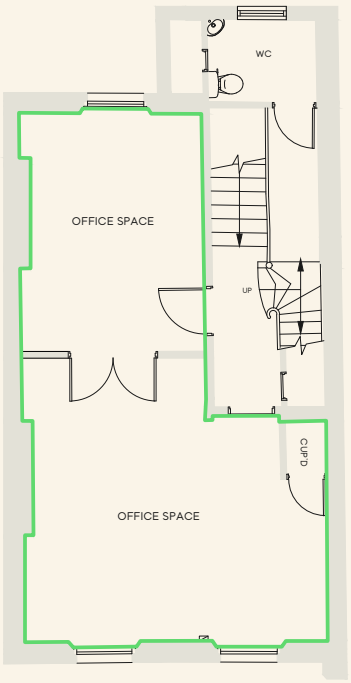
The area is well serviced with local amenities including many high-quality shops, cafes and restaurants. Nearby occupiers include Gail's Bakery, Lina Stores, Philippe Conticini, Pret, Carluccio's, Blank Street, Brindisa, Venchi and Comptoir Libanais.



Specification
Fully carpeted
EPC – C (52)
Shared kitchenette/WC
Video entry intercom system

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Floor Plans

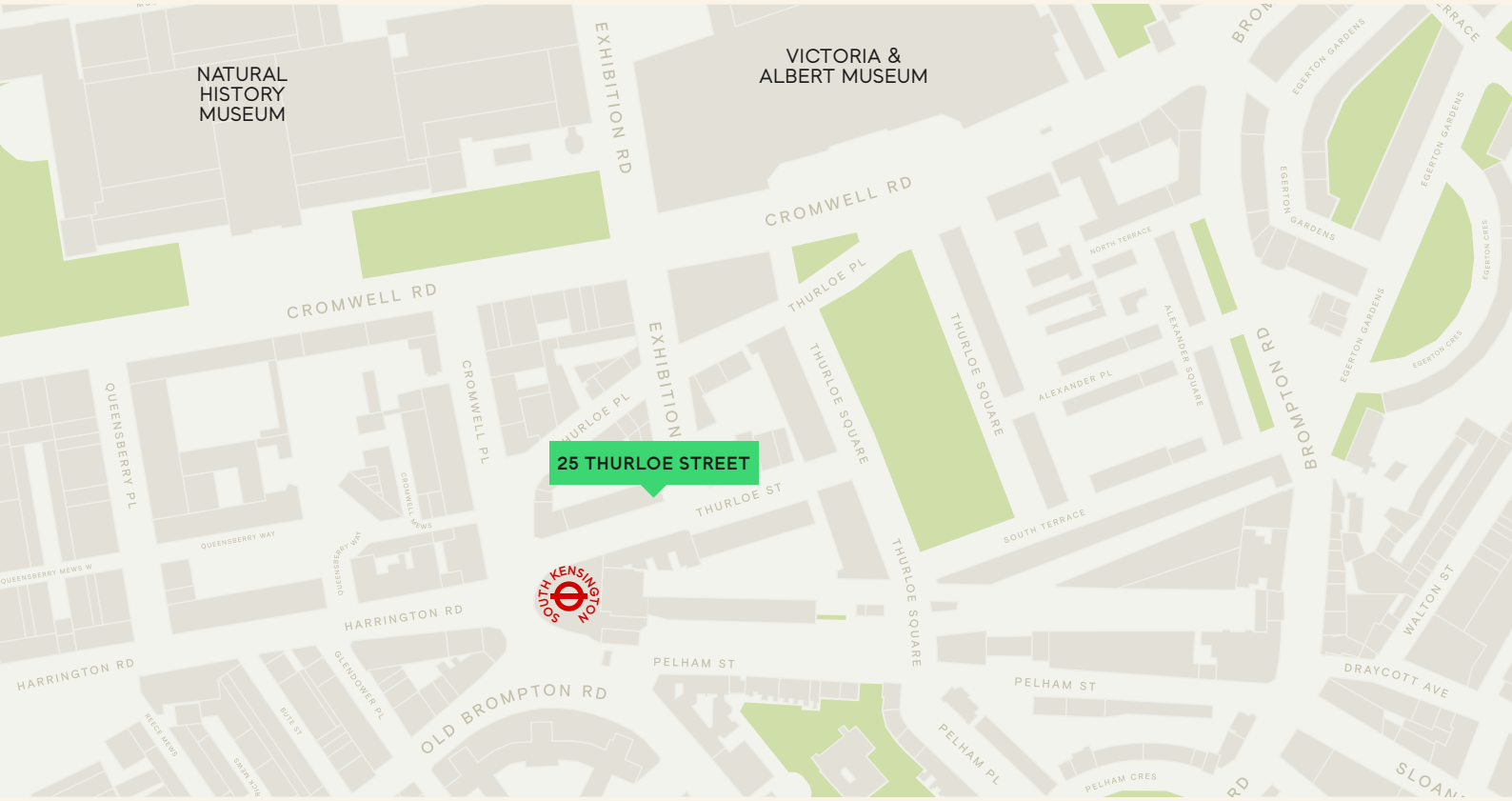




Second Floor

468 sq ft / 43.48 sq m

Areas are approximate and subject to survey



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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 front office overlooks Thurloe Street and benefits from a balcony. The offices comprise the following approximate net internal floor area:

Second Floor	Available	468 sq ft	43.48 sq m
Total		**468 sq ft**	**43.48 sq m**

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	£22,500 pax
Service and Insurance	£8,446.16 (2024/25)
Business Rates	£12,226.00 (2024/25) Interested parties are advised to verify the rates with the rating department of Kensington and Chelsea.

miles commercial

For more information please contact

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