

OFFICE TO LET

28-30 IVES STREET, CHELSEA, LONDON. SW3

722 sq ft



Location

The premises is located on the south side of Ives Street being close to the junction of Draycott Avenue in an area known as Brompton Cross. The premises is well serviced with high quality shops, restaurants and gyms.

South Kensington, Sloane Square and Knightsbridge underground stations (District, Circle & Piccadilly lines) are all within a few minutes' walk.

Accommodation

The premises is arranged over ground to third floor. The approximate areas are as follows:-

<u>Floor</u>	<u>Sq ft</u>	<u>Sq mt</u>
Third	722	67.08

Rent

£23,465 pax

Service Charge

£11.66 / sq ft pa (approx)

Business Rates

Rates payable:

Third - £11,851.25 2025/26

(Interested parties are advised to make their own enquiries with RBKC rates department.)

EPC

Available on request

Legal Costs

Each party to bear their own

Lease

A new lease available for a term to 30th April 2030, subject to a landlords break 30th April 2029, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Viewings

Strictly by prior appointment via sole agents.

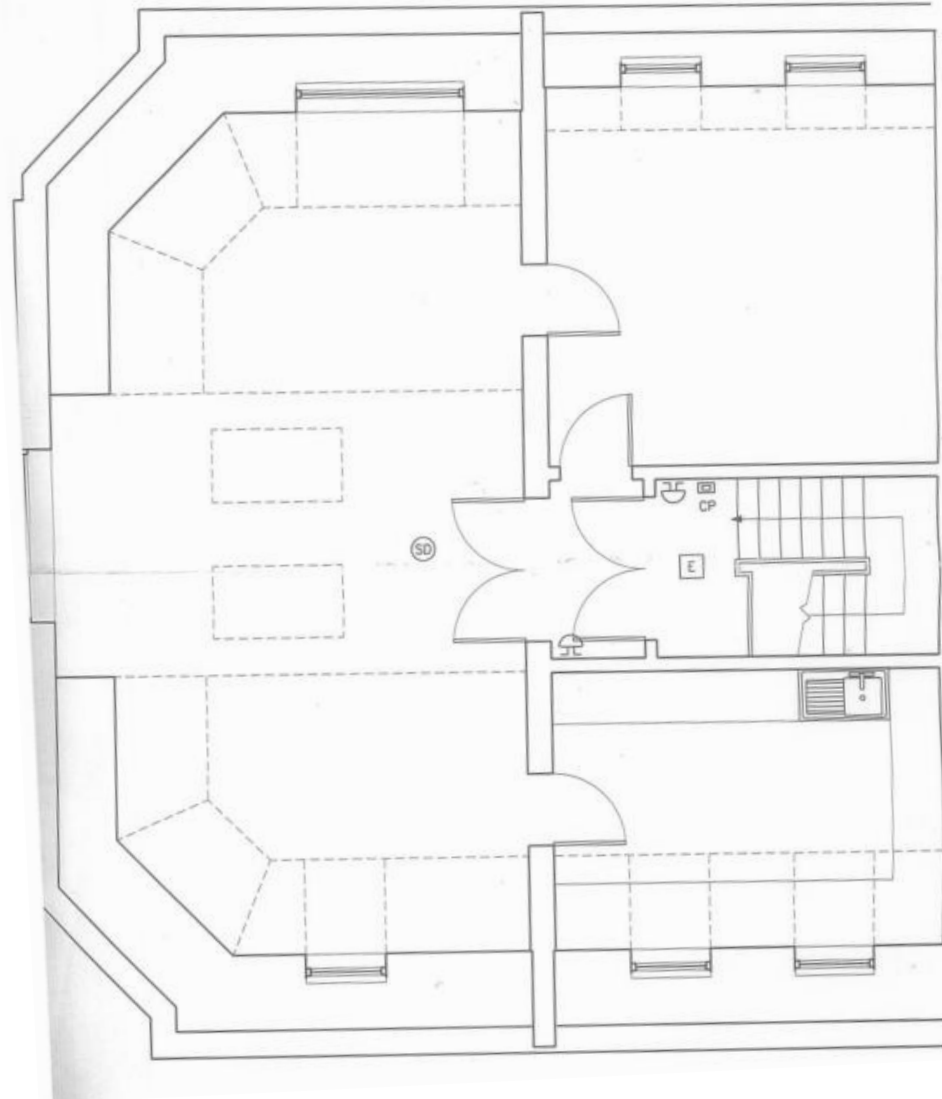
Peter Bromwich

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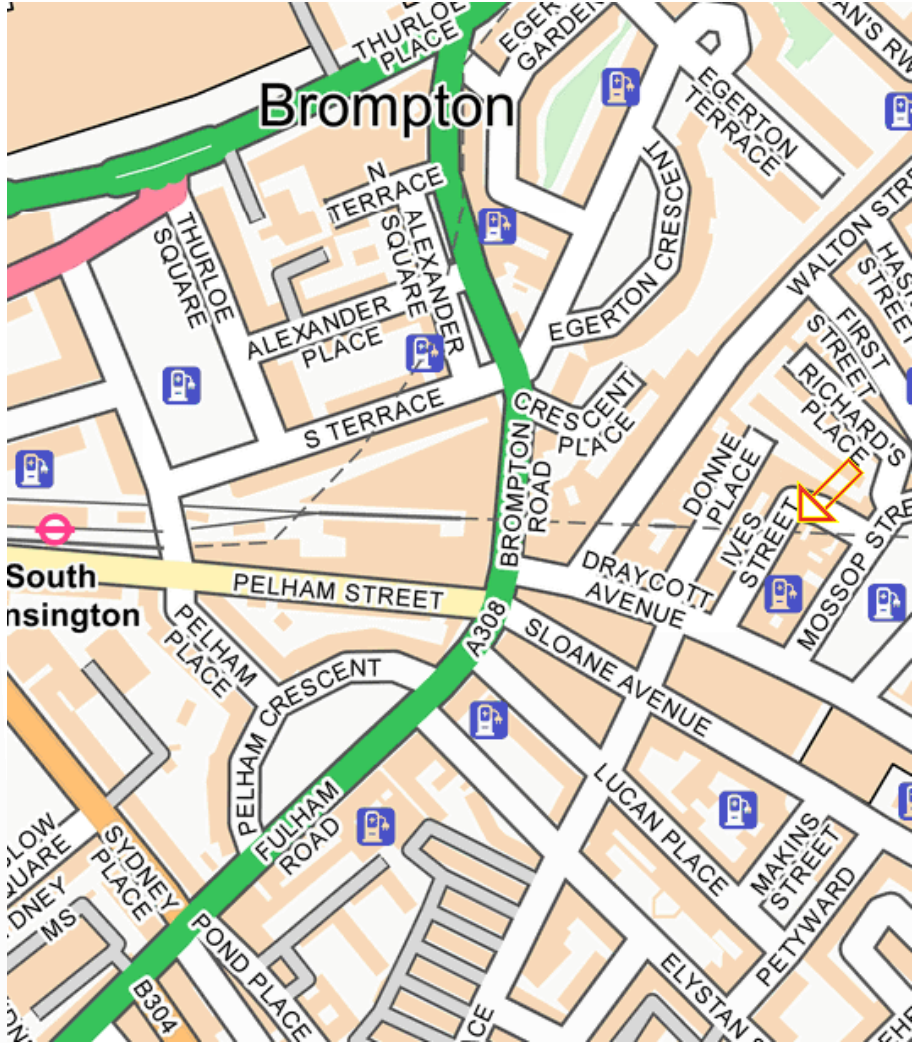
Peter@milescommercial.co.uk

Floor Plan

For identification purposes only, not drawn to scale.



Location Map



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