



822 SQ FT (76.4 SQ M) AVAILABLE

Photography: Lloyd Sturdy

# 59 EGERTON GARDENS

LONDON, SW3 2DA

Situated within the private residential setting of Egerton Gardens, this office suite offers a discreet and well-presented workspace in one of South Kensington's most established streets. Newly decorated throughout, the accommodation comprises two rooms arranged to provide a calm and practical working environment suited to small teams, consulting practices or independent professionals.

The office features a large open-plan workspace, a kitchen, a WC/shower room, and an additional room that can be used as a meeting room or private office. Its setting within Egerton Gardens provides a quiet and private atmosphere while remaining within easy reach of South Kensington's wider amenities.

South Kensington Underground Station is within walking distance, providing Circle, District and Piccadilly line services, with direct connections to the West End, the City and Heathrow Airport. The surrounding area offers a wide selection of cafés, restaurants and shops, supporting both working days and client meetings in a well-established South Kensington neighbourhood.

## Specification

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Air conditioning

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Self-contained

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Kitchen

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Demised WC

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Shower

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EPC – C (60)

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Newly decorated

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Entry intercom system

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Generous floor-to-ceiling height

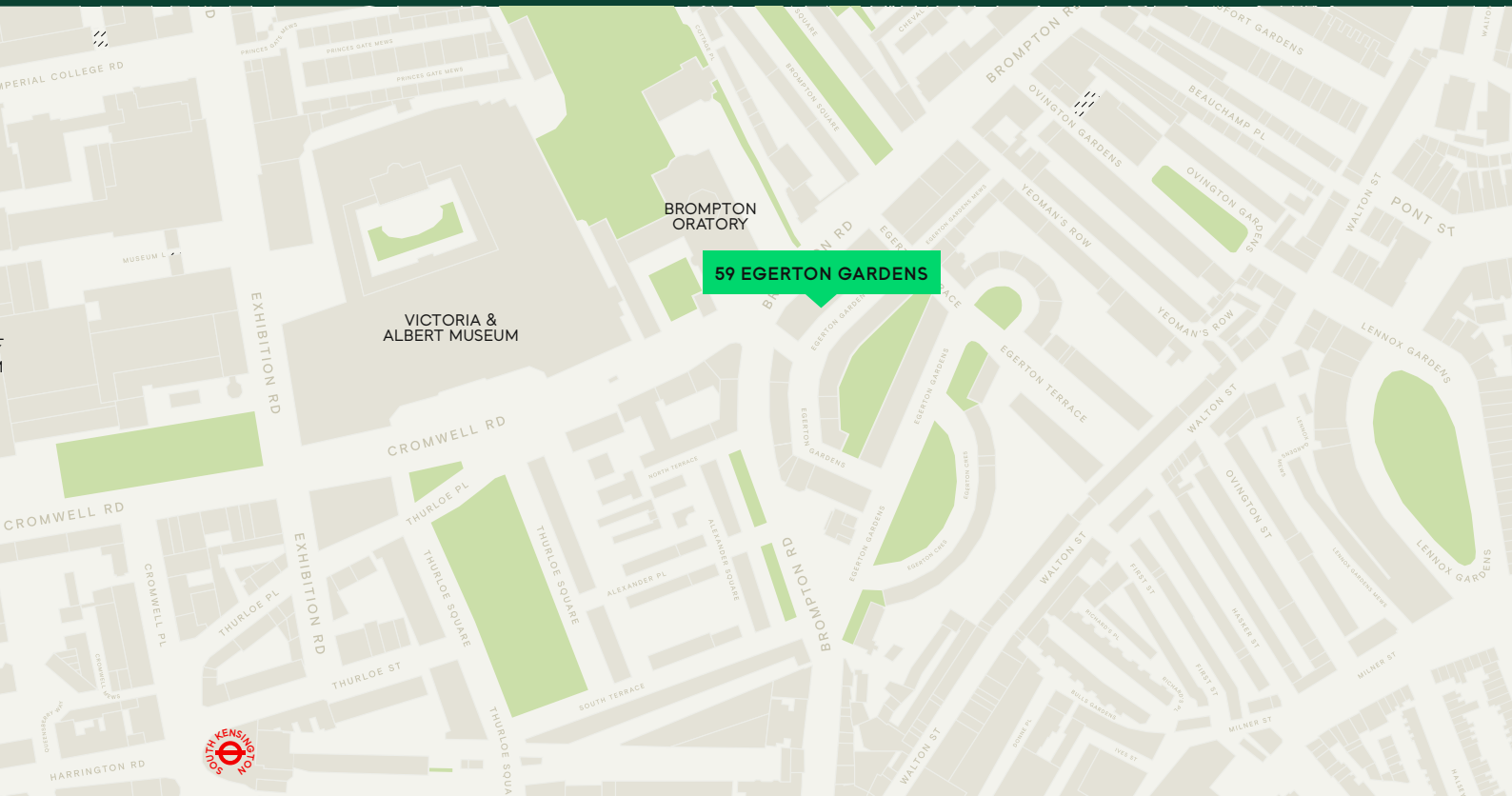
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Period features

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Passenger lift

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### Accommodation

The offices are in an attractive period building, located on the first floor, providing two open plan workspaces with generous floor to ceiling heights and excellent natural light. The front office enjoys views over Egerton Gardens, with the rear aspect looking towards Brompton Road. The offices comprise the following approximate net internal floor area:

First Floor	Available	822 sq ft	76.4 sq m
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### 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	£55,000 pax
Service and Insurance	On application
Business Rates	Interested parties are advised to verify the rates with the rating department of Kensington and Chelsea.



For more information please contact

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