

**25 THURLOE STREET,
LONDON, SW7**

468 SQ FT / 43.48 SQ M

**2ND FLOOR
OFFICE AVAILABLE
TO LET**



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 Victoria and Albert Museum.

South Kensington provides excellent transport links to Central London, the City and Heathrow airport. South Kensington underground (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, Carluccios, Café de Nata, Brindisa, Venchi and Comptoir Libanais.



SPECIFICATION

- Fully carpeted
- EPC – C (59)
- Shared Kitchenette/WC
- Video entry intercom system



ACCOMMODATION

The offices are in an attractive period building, located on the second floor, providing two interconnecting rooms with generous floor to ceiling heights and excellent natural light. The front office overlooks Thurloe Street. The offices comprise the following approximate net internal floor area:

Second Floor	468 Sq Ft	43.48 Sq m
Total	468 Sq Ft	43.48 Sq m

VIEWINGS

Strictly by appointment through sole agents.

TERMS

The office is available on a new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954.

Rent
£22,500 pax

Service Charge
(2024/2025) £8,446.16

Rates Payable
(2024/25) £12,226.00

Interested parties are advised to verify the rates with the rating department of Kensington & Chelsea.

For further information please contact:

Ian Simpson
+44 (0)20 7581 9722
ian@milescommercial.co.uk

Michael Hole
+44 (0)20 7581 9722
Michael@milescommercial.co.uk

Whilst every care is taken in the preparation of these particulars Miles Commercial, and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.