



Location

35-36 Thurloe Place lies at the heart of affluent South Kensington between the Underground Station and the famous museums and cultural institutions of the area. It is located adjacent to the new Cromwell Place gallery entrance which is due to open January 2025. Cromwell Place is a 35,000 sq ft centre of excellence for galleries and art-adjacent, businesses.

The area is busy with residents, office workers and tourists. South Kensington tube station had approx 26.5M passenger movements in 2023.

Nearby retailers include Gail's, Paul, Lina Stores, and Comptoir Libanais. The property has been fully refurbished including a new roof and basement tanking and is ready to handover in a white boxed condition.

Accommodation

Ground Floor	1,057 sq ft	98.23 sq m
Basement	1,082 sq ft	100.56 sq m
First Floor	1,037 sq ft	96.38 sq m
Total	3,176 sq ft	295.17 sq m

Lease Term

New lease available for a term to be agreed contracted outside of the Landlord and Tenant Act 1954 Part II (as amended)

Rent

On application.

Rates

Rateable Value	£128,000
UBR	(24/25) 0.546

Interested parties should make their own enquiries with the Royal Borough of Kensington and Chelsea (020 8315 2082).

Costs

Each party is to be responsible for its own legal and other professional costs incurred.

Energy Performance Certificate

C (64)

Contact

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