

250-250a King's Road,  
London, SW3 5UE

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GROUND FLOOR OFFICES TO RENT  
472 - 1,581 SQ FT





250A King's Road



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## Description

The property comprises a period building of traditional masonry construction arranged over lower ground, ground and two upper floors. Internally the building provides self-contained offices throughout, with two ground floor premises available accessed via separate entrances.

At 250a Kings Road, on the junction with Sydney Street, the available 472 square foot self-contained ground floor unit benefits from generous floor to ceiling height and period features. The premises has been recently renovated, providing quality space. Additionally, there is a communal reception area at the entrance to the building, with communal WCs located on the 1st floor.

The available ground floor office at 250 Kings Road is accessed via the entrance on the western side of the property, facing the Kings Road. The newly refurbished 1,109 square foot unit benefits from generous floor to ceiling height and period features. The premises are divided across four main rooms, providing two large main office rooms, a private office and an additional meeting room. There are also demised WCs and kitchen facilities.



250 King's Road

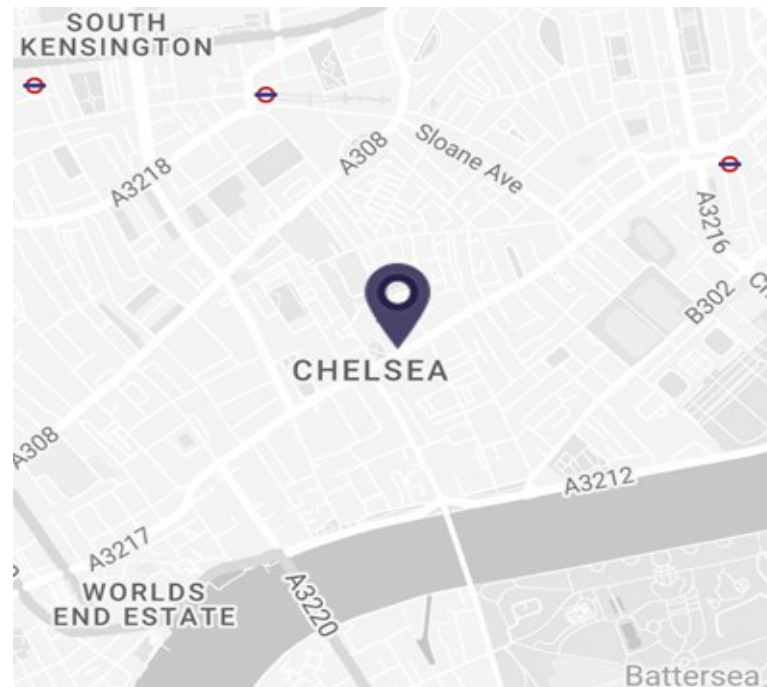


## Amenities

- Newly redecorated
- LED lighting
- Generous floor to ceiling height
- Fully carpeted
- Perimeter trunking
- Tea point
- Electric radiators
- Air conditioning (250 King's Road)
- Demised Kitchen and WC (250 King's Road)

## Location

250-250A Kings Road benefits from excellent transport connections and being situated in a prime location on the Kings Road opposite the Chelsea Town Hall. Sloane Square Underground Station is located 0.7 miles to the east and South Kensington is 0.6 miles to the north.



## Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Ground - 250a King's Road	472	POA	£21.94	£10.55	POA	POA	Available
Ground - 250 King's Road	1,109	POA	£26.83	£10.55	POA	POA	Available
<b>TOTAL</b>	<b>1,581</b>						

\*all figures are approximate and exclusive of VAT

### Contacts

#### Tom Blood

07802 456091

[tblood@tuckerman.co.uk](mailto:tblood@tuckerman.co.uk)

#### Jamie Christian

[jchristian@tuckerman.co.uk](mailto:jchristian@tuckerman.co.uk)

07561 852 667

#### Jade Henson-Amphlett

07921 452727

[jhensona@tuckerman.co.uk](mailto:jhensona@tuckerman.co.uk)

### Lease Information

A new lease for a term by arrangement.

### Rent

Upon Application

### Service Charge

£10.55 psf.

### Rates

£21.94 - £26.83 psf.

### EPC

Upon Request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.