

**Unit 3.15, The Plaza,
535 King's Road,
London, SW10 0TZ**

LOFT STYLE STUDIO OFFICE TO LET
ON KINGS ROAD





Description

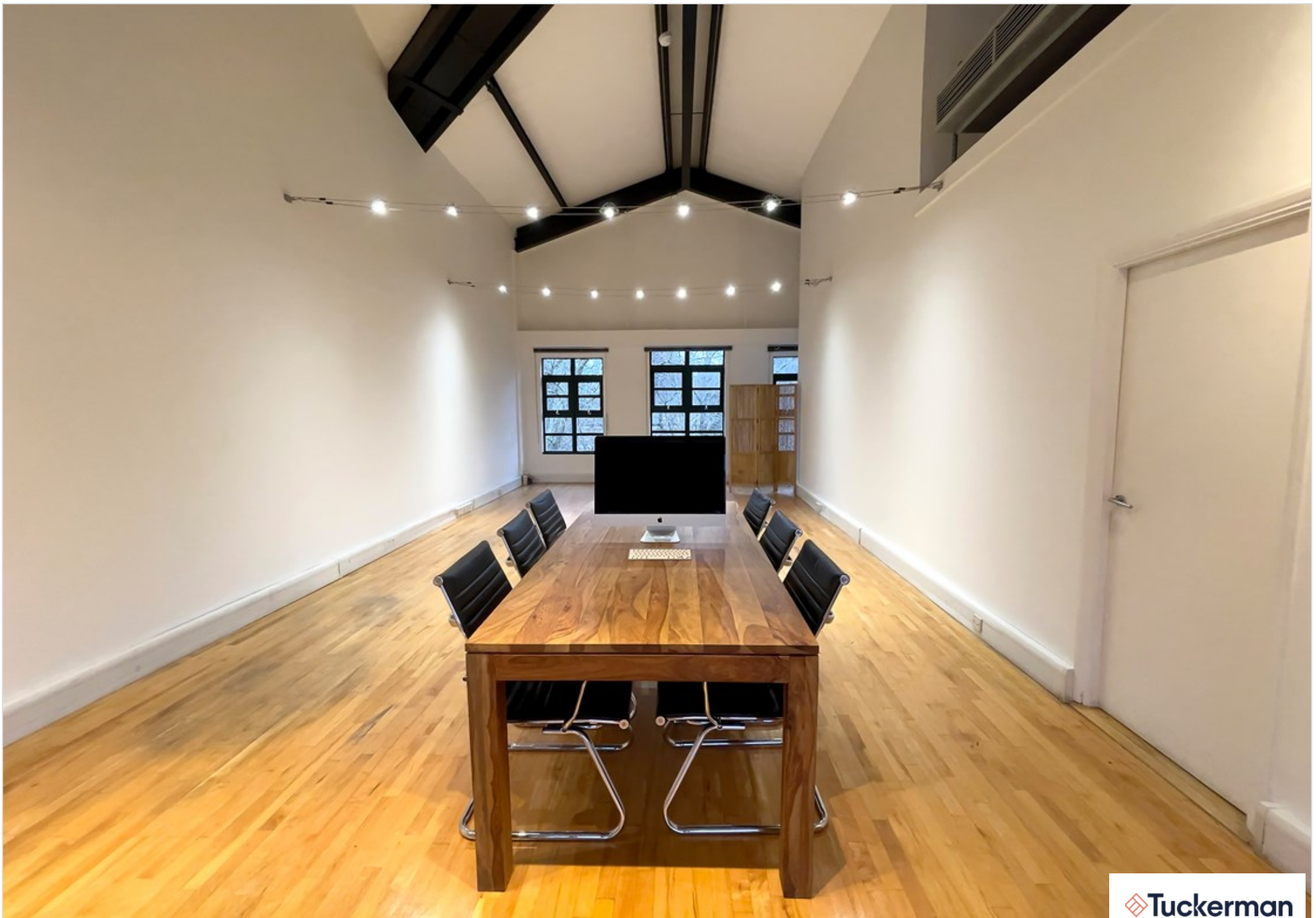
At the heart of the Chelsea Design District, The Plaza is an impressive, glass and steel building fronted by a ninety-foot glazed atrium. The building is served by a wall-hanging lift, providing access to self-contained offices across five floors, accessed by walkways overlooking a communal central courtyard.

Tenants have the benefit of the shared courtyard, which provides seating, garden features and tall trees.

Tenants also benefit from a 24/7 manned reception, with postal collection and delivery services.

The available Unit 3.15 is on the third floor accessed via the lift. The New York loft style office has a generous 5.5 metre ceiling height with exposed steel beams. Floor-to-ceiling windows provide views towards Chelsea Harbour and the local park. The premises also benefits from a fully equipped kitchen and demised WC.

This attractive opportunity is available on flexible terms.



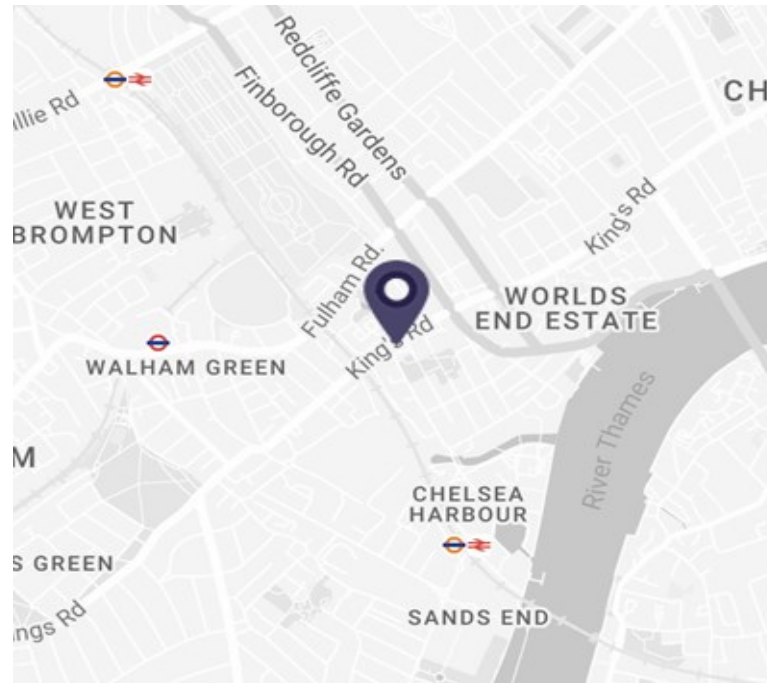


Amenities

- Newly redecorated
- Part-furnished
- Suspended LED lights
- Generous floor to ceiling height
- Wooden flooring
- Kitchen area
- Demised WC
- Air Conditioning

Location

The property is located on the south side of King's Road, in the Borough of Kensington and Chelsea, at its junction with Lots Road. The local area is served by strong transport links including Imperial Wharf overground station (0.4 mi), Fulham Broadway underground (0.4 mi) and several bus services providing access to other parts of London.



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Unit 3.15	702	£30.00	£14.15	£8.55	£36,995.40	£3,082.95	Available
TOTAL	702						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

New lease for a term by arrangement.

Rent

£21,060 per annum (£30 per sq ft).

Service Charge

£6,000 per annum (£8.55 per sq ft).

Rates

£14.15 per sq ft.

EPC

Available on 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.