



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

**BEAUTIFUL PERIOD OFFICES
WITH BALCONY
IN SOUTH KENSINGTON**

TO LET

**First Floor (Front), 11 Elvaston Place,
South Kensington, London, SW7 5QG**

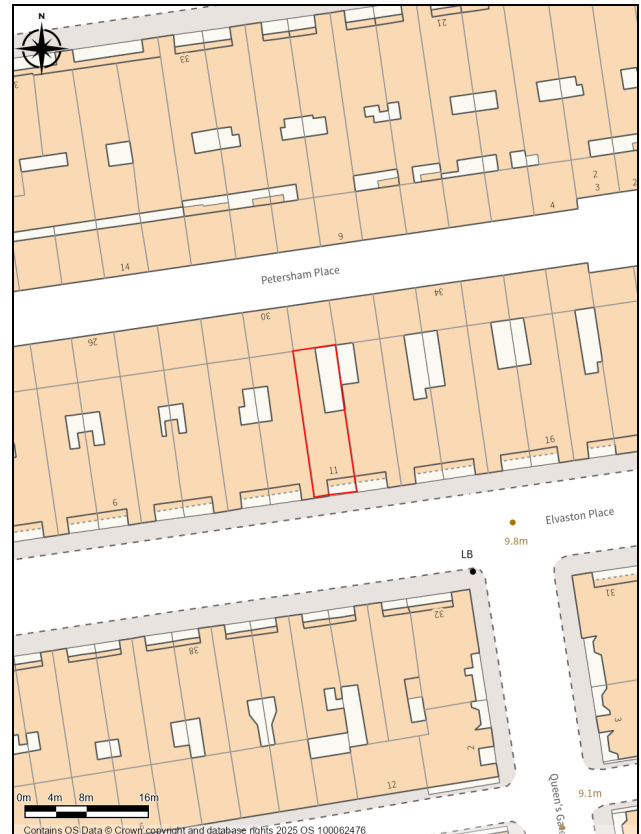
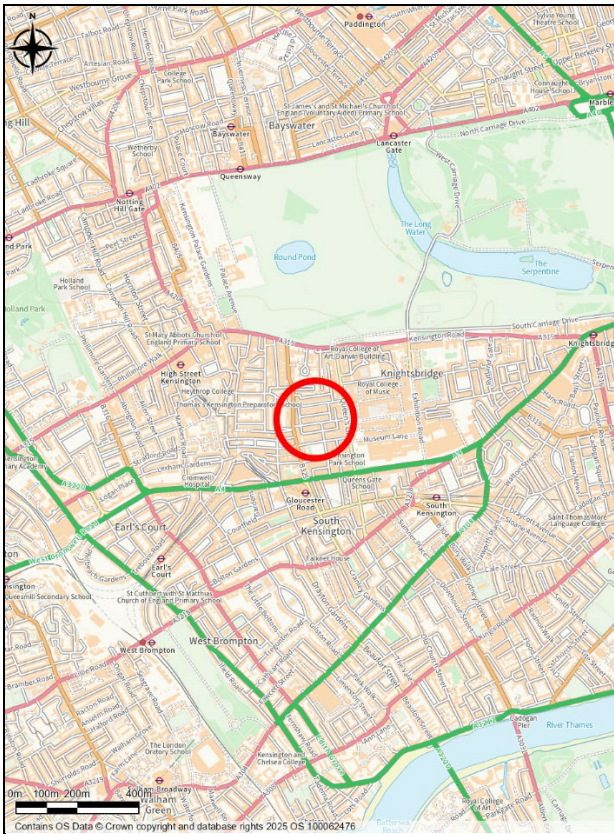
65.77 m² / 708 ft²



LOCATION

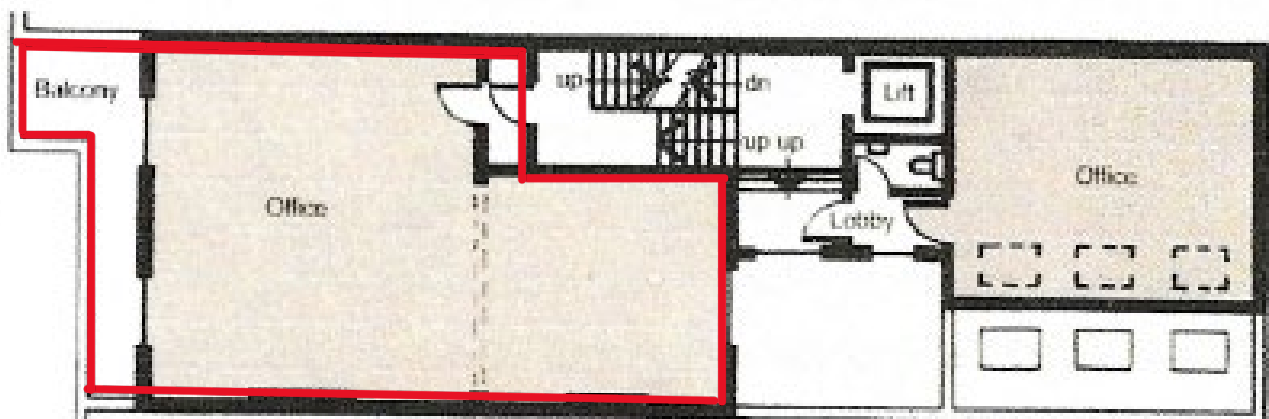
The Property is situated mid-terrace on the north side of Elvaston Place, between the junctions with Gloucester Road and Queen's Gate, in the heart of South Kensington.

The nearest station is Gloucester Road, which is situated approximately 420 metres to the south and provides access to the Circle, District and Piccadilly Lines of the London Underground network.



DESCRIPTION

The Property comprises an open plan office that has been refurbished. It benefits from good floor to ceiling height (3.70 metres), carpet covered floors, decorative cornicing, together with a balcony at the front. The building has a four-person passenger lift and share WC facilities.





PLANNING

The Property is situated within the London Borough of Kensington & Chelsea. It is not listed however is in the “Queensgate” conservation area.

RATEABLE VALUE

The whole of the first floor has a single entry within the 2023 Rating List of £44,500 based upon a rate of £515 per m². The Assessment is in the process of being split.

EPC

The Property has an EPC rating of “C”. This is valid until 4th March 2035.

AVAILABILITY

The Property is available to let by way of a new full repairing (via service charge) and insuring lease, outside the security of tenure provisions of the Landlord & Tenant Act 1954.

We are quoting a rent of £38,000 per annum.

VAT

The Property is elected for VAT therefore this will be chargeable in addition to the rent.

SERVICE CHARGE

The estimated service charge for the current financial year equates to £4.50 per ft².

MEDIA

A virtual tour of the Property can be seen by clicking on the following link –

<https://youtu.be/tLSGrQtUjuE?si=-JGK828oDhoBsSeO>

For more information or to arrange a viewing, please contact:

Ian Norris

ian.norris@inaproperty.com

07738 217 843

Ted Papworth

edward.papworth@inaproperty.com

07789 363 306

