Tuckerman
CHARTERED SURVEYORS

250 King's Road & 151 Sydney Street, London, SW3 5UE

COMMERCIAL SPACE AVAILABLE TO RENT

244 - 3,130 SQ FT



tuckerman.co.uk
020 7222 5511



Ground Floor: 250 Kings Road



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Description

250 Kings Road & 151 Sydney Street 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.

The available office space is accessed via the entrance on the western side of the property, facing the Kings Road. The newly refurbished units benefit from generous floor to ceiling height and period features.

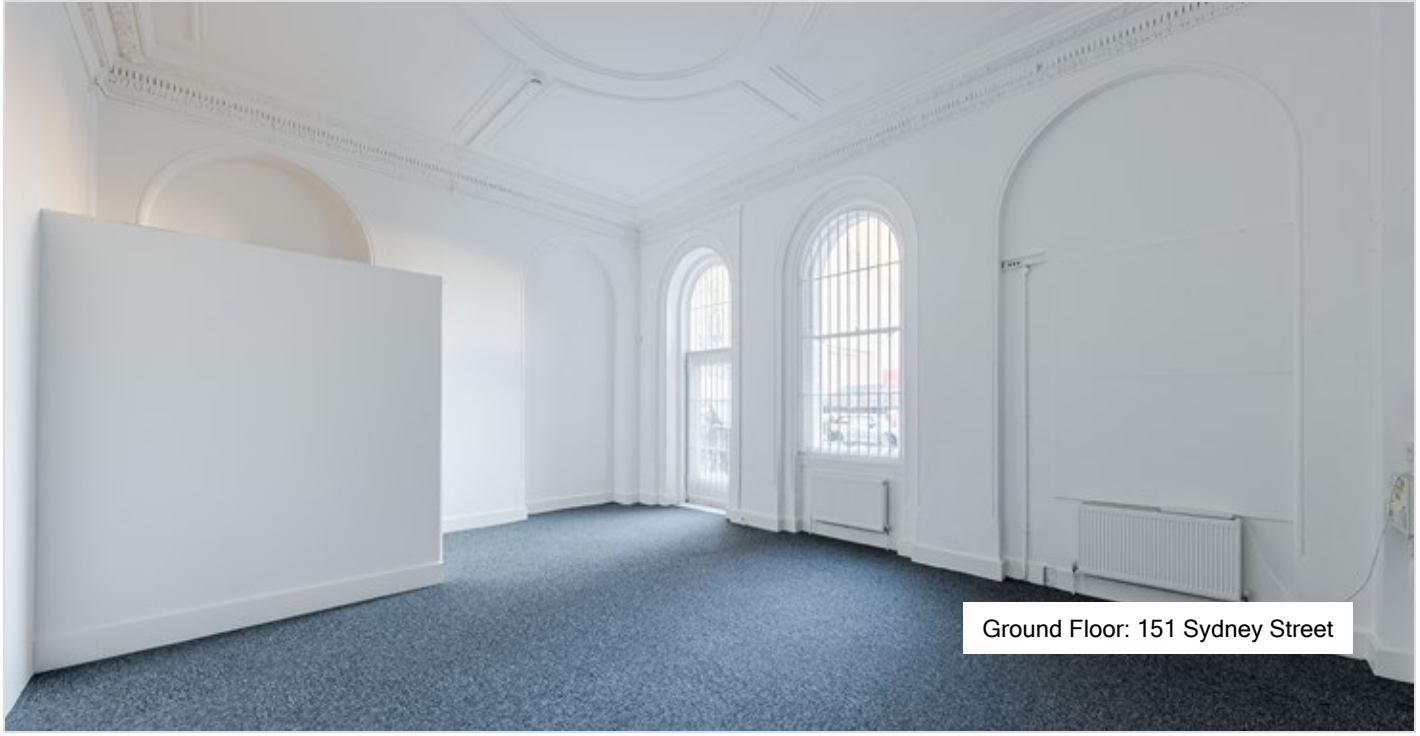
The 1,109 sq ft premises at the front of the building is divided across four main rooms, providing two large main office rooms, and two additional meeting rooms. The unit also benefits from demised WCs and kitchen facilities.

The 1,305 sq ft premises at the rear of the building has exceptional floor to ceiling height and period features, providing two large office rooms, in addition to two meeting rooms.



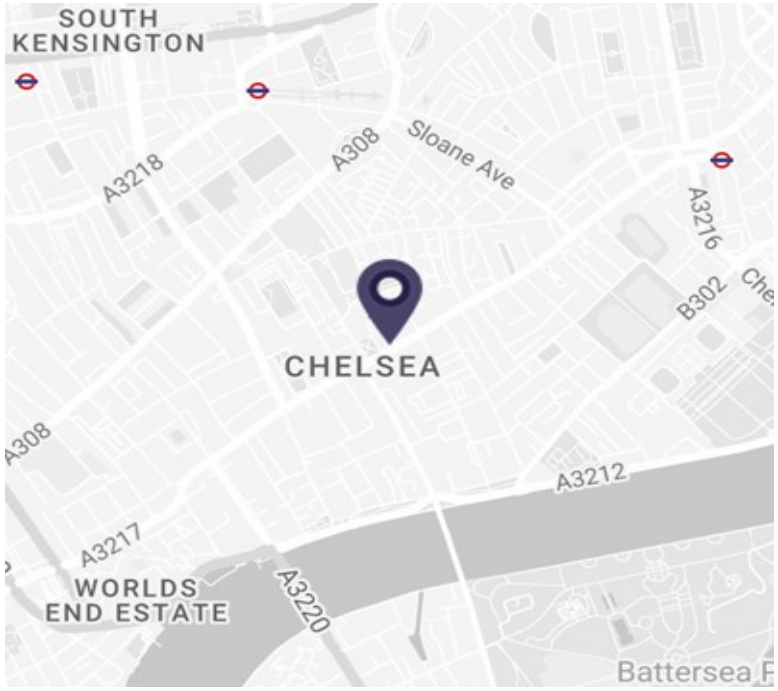
Ground Floor: 151 Sydney Street

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Location

The property 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.



Amenities

- Newly redecorated
- LED lighting
- Generous floor to ceiling height
- Fully carpeted
- Perimeter trunking
- Electric radiators
- Air conditioning (Ground Floor - 250 Kings Road)
- Demised Kitchen and WC (Ground Floor - 250 Kings Road)

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Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Ground Floor - 250a King's Road	472	POA	£24.03	£10.55	POA	POA	Under Offer
Ground Floor - 250 Kings Road	1,109	£50.00	£26.83	£10.55	£96,904.42	£8,075.37	Available
Ground Floor - 151 Sydney Street	1,305	£50.00	£26.83	£10.55	£114,030.90	£9,502.58	Available
2nd Floor - 151 Sydney Street	244	£40.98	£25.67	£10.55	£18,836.80	£1,569.73	Available
TOTAL	**3,130**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

A new lease for a term by arrangement.

Rent

£40.98 - £50.00 per sq ft.

Service Charge

£10.55 psf.

Rates

£25.67 - £26.83 psf.

EPC

Available 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.