Photography: Lloyd Sturdy

286 SQ FT (26.57 SQ M) AVAILABLE - SUITABLE FOR A RANGE OF OCCUPIERS

8 EXHIBITION ROAD

LONDON, SW7 2HF

The property is on the east side of Exhibition Road, situated in the heart of the prestigious Royal Borough of Kensington and Chelsea; a densely populated and affluent area, home to globally renowned cultural attractions such as the Royal Albert Hall, Saatchi Gallery, Natural History Museum and the V&A Museum.

South Kensington provides excellent transport links to Central London, the City and Heathrow Airport. South Kensington Underground Station (Circle, District and Piccadilly lines) is within a moments walk and regular buses provide convenient links to the West End.

The area is well serviced with local amenities including many high-quality shops, cafes and restaurants. Nearby occupiers include Gail's Bakery, Lina Stores, Philippe Conticini, Pret, Carluccio's, Café de Nata, Brindisa, Venchi and Comptoir Libanais.

Specification
Part fitted
Video Entry System
Feature lighting
Excellent natural light
Generous floor to ceiling heights
Period building

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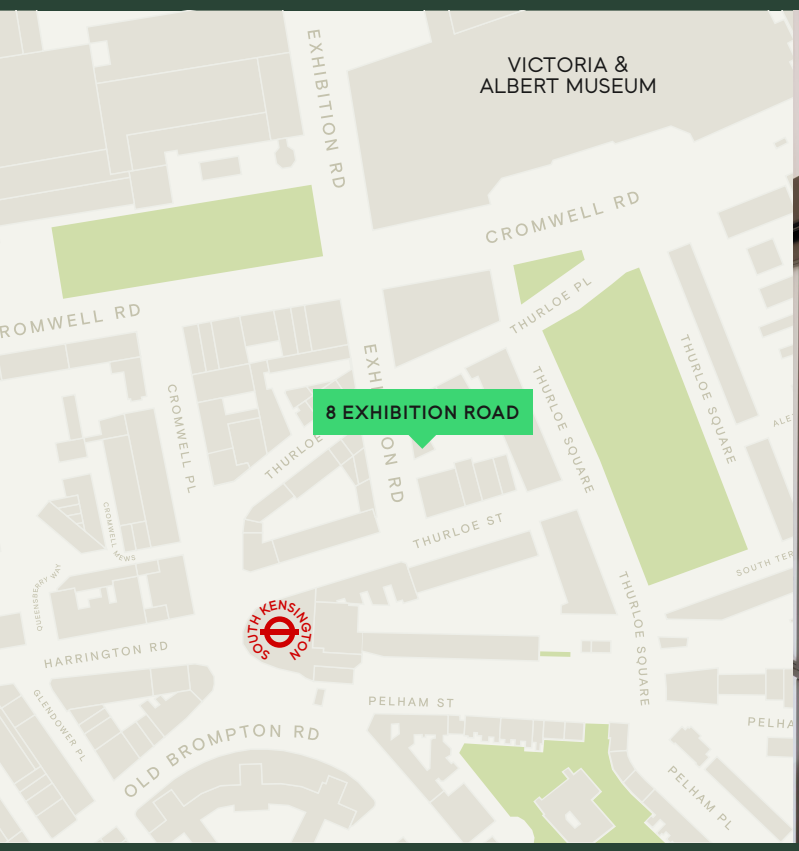

Accommodation

The unit is in an attractive period building, located on the first floor, providing two interconnecting rooms with generous floor to ceiling heights and excellent natural light. The property is on the east side of Exhibition Road, a pedestrianised road providing a mixture of restaurants and cafes in an attractive environment. The unit would suit various uses and comprise the following approximate net internal floor area:

First Floor	Available	286 sq ft	26.57 sq m
Total		**286 sq ft**	**26.57 sq m**

Viewings

Strictly by appointment through sole agents.

Lease

The property is available on a new lease, for a term to be agreed. The lease is to be contracted outside of the Security of Tenure provisions of the Landlord and Tenant Act 1954 Part II (as amended) and is to be on standard SKE terms.

Quoting Rent	£20,600 pax
Service and Insurance	Inclusive
Business Rates (2026/27)	Interested parties are advised to verify the rates with the rating department of Kensington and Chelsea. Small business rates relief may be available.

Tuckerman
CHARTERED SURVEYORS

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Whilst every care is taken in the preparation of these particulars Tuckerman, and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

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