

Offices To Let

(Also suitable for variety of uses including Gym/Medical/Event space)

85 GLOUCESTER ROAD,
KENSINGTON, SW7 4SS



- New flexible leases direct from the landlord
- Suitable for a variety of uses that fall within Class E use
- Opposite Gloucester Road Under Ground Station
- Floors available to let together or individually

Location

The subject property occupies a prominent position on Gloucester Road. Gloucester Road tube station is located directly opposite the premises which is served by the Piccadilly Line, Circle Line and District Line.

There are various shops and restaurants along Gloucester Road including independent coffee shops, Pret, Tesco Express, Boots and a large Waitrose.

Description

The accommodation is provided over the first, second and third floors. The first floor has a large open plan area with 2 separate meeting/private offices. The second and third floors are split into 2 rooms per floor. Each floor benefits from high ceilings and period features. If the 3 floors are taken together then the space will benefit from being self-contained with its own entrance on the ground floor.

Floor Area

First Floor:	2,147 sq. ft. (199.46 m ²)
Second Floor:	592 sq. ft. (55.00 m ²)
Third Floor:	705 sq. ft. (65.50 m ²)
Total:	3,444 sq ft (320.07m ²)

The preference is to let the floors together however, consideration will be granted for them to be let individually.

Term

A new flexible lease is being offered direct from the landlord.

Rent

£ 39.50 per sq ft.

Business Rates

Approximately £15.25 per sq ft

Viewings strictly by appointment with sole agents,
Medway & Law:

Ashley Medway
ashley@medwayandlaw.co.uk
07812205372

