

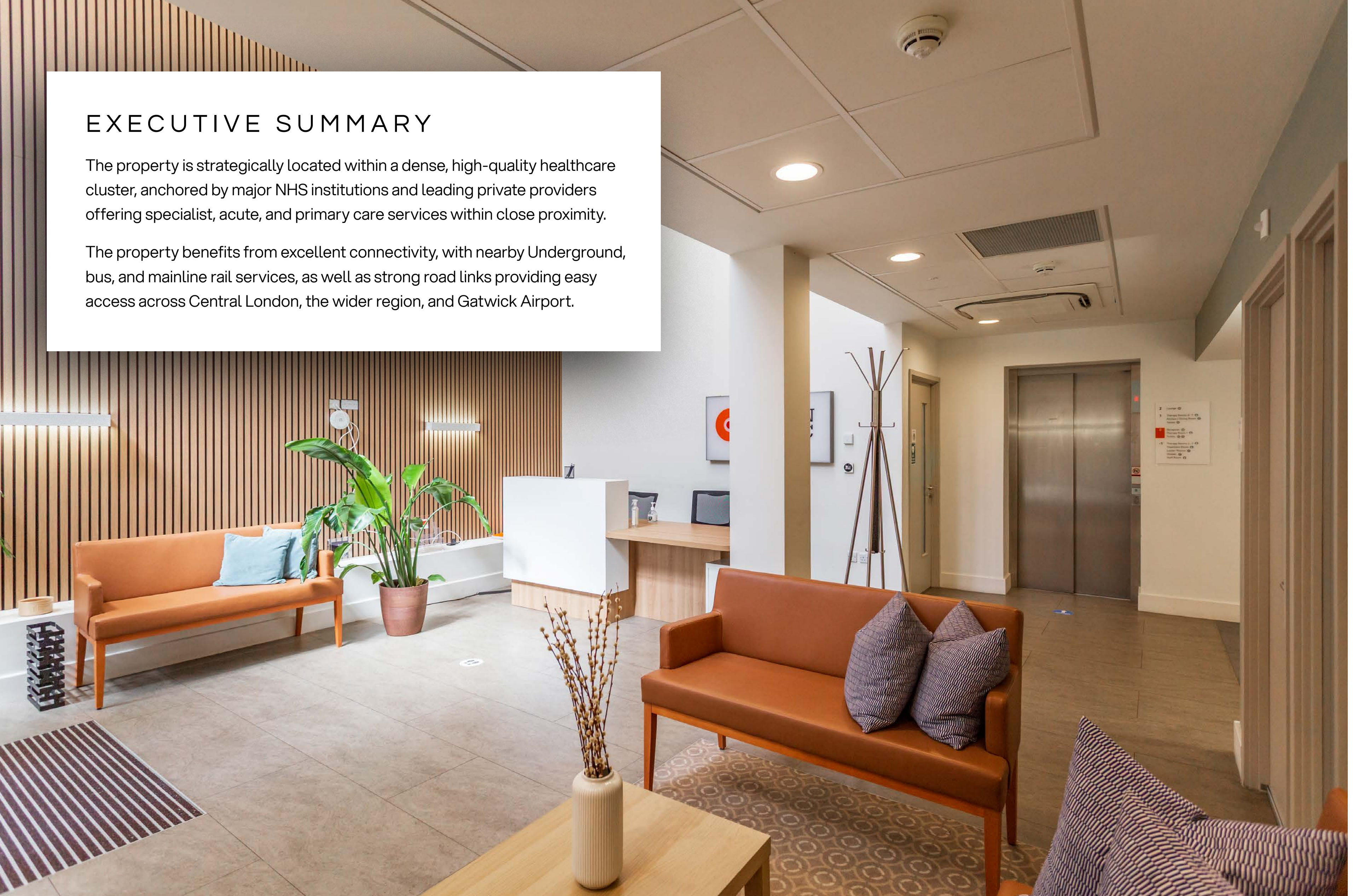
13A RADNOR WALK

CHELSEA

EXECUTIVE SUMMARY

The property is strategically located within a dense, high-quality healthcare cluster, anchored by major NHS institutions and leading private providers offering specialist, acute, and primary care services within close proximity.

The property benefits from excellent connectivity, with nearby Underground, bus, and mainline rail services, as well as strong road links providing easy access across Central London, the wider region, and Gatwick Airport.



Exclusive entry
in a prime
affluent location



SITUATION

The property is located within the Royal Borough of Kensington and Chelsea, one of London's most affluent and desirable neighbourhoods. Chelsea itself is synonymous with world-class shopping, dining and culture, with Knightsbridge and South Kensington both nearby.

The surrounding area is very scenic with Chelsea Square Garden and St Luke's Garden within walking distance, additionally the River Thames is half a mile South of the property.

Radnor Walk connects to the infamous King's Road, which is only 200 feet from the Property. King's Road stretches from Putney Bridge to Sloane Square and offers an excellent selection of boutiques, cafés and restaurants.

The property sits within a vibrant cluster of public and privately owned healthcare facilities. The Royal Brompton located 0.3 miles away, is part of the Guy's and St Thomas NHS Foundation Trust and is the largest specialist heart and lung medical centre in the UK. Additionally, Chelsea and Westminster Hospital, part of the NHS Foundation Trust, is 1.0 mile away and plays a pivotal role in medical education.

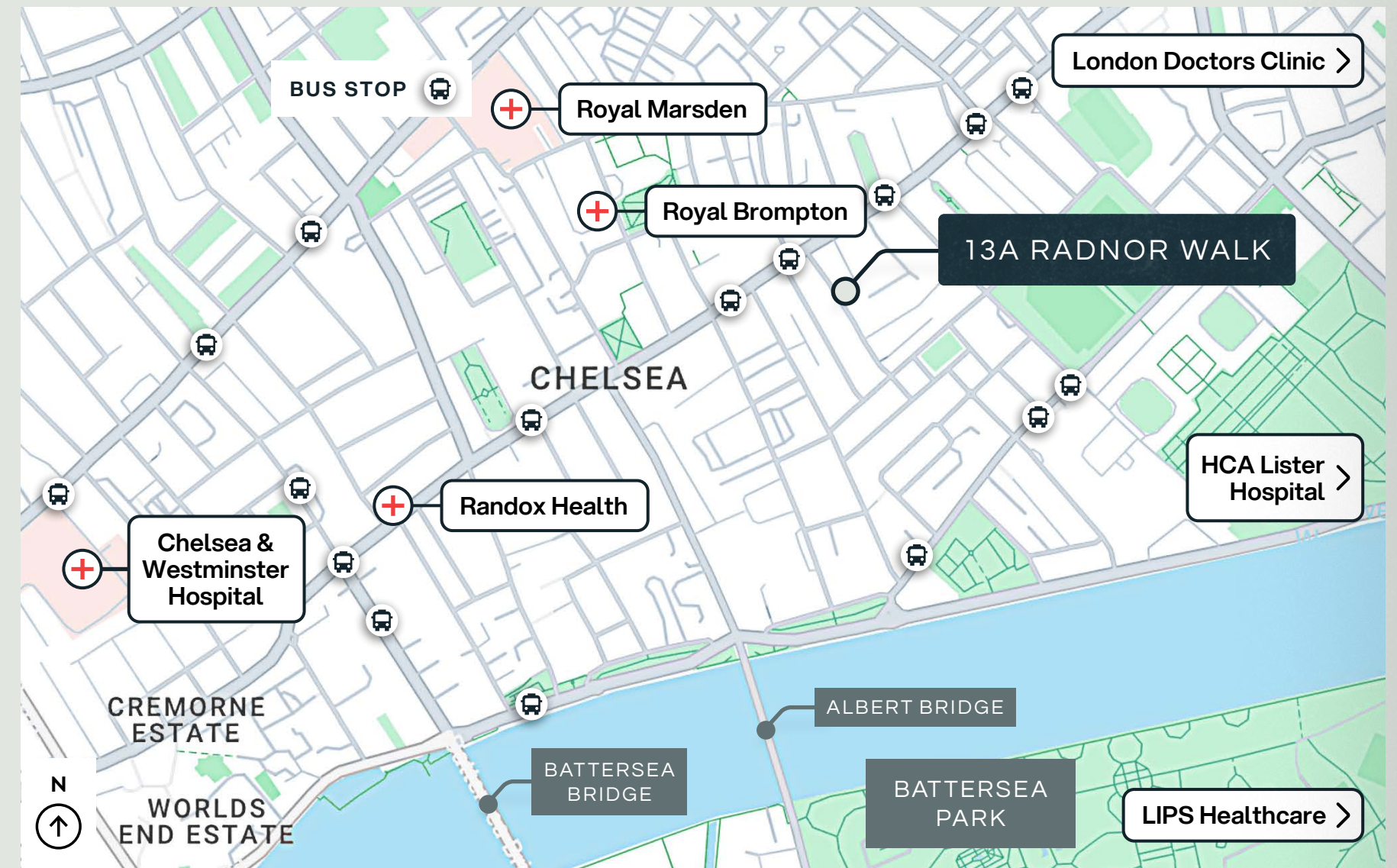
Market leading privately owned hospital operators are also located nearby with Royal Marsden Hospital (0.5 miles), The Lister Hospital which is part of HCA (0.9 miles). Other privately owned operators who provide more high-acuity and primary care services include Randox (0.5 miles), London Doctors Clinic (1.1 miles) and LIPS (1.4 miles).

LOCATION

Sloane Square Underground Station which connects to the Circle & District lines, is within easy walking distance (0.6 miles), offering direct routes into the West End, the City and beyond.

There are also frequent bus services along King's Road, while London Victoria station (1.3 miles), provides mainline rail connections and access to Gatwick Airport.

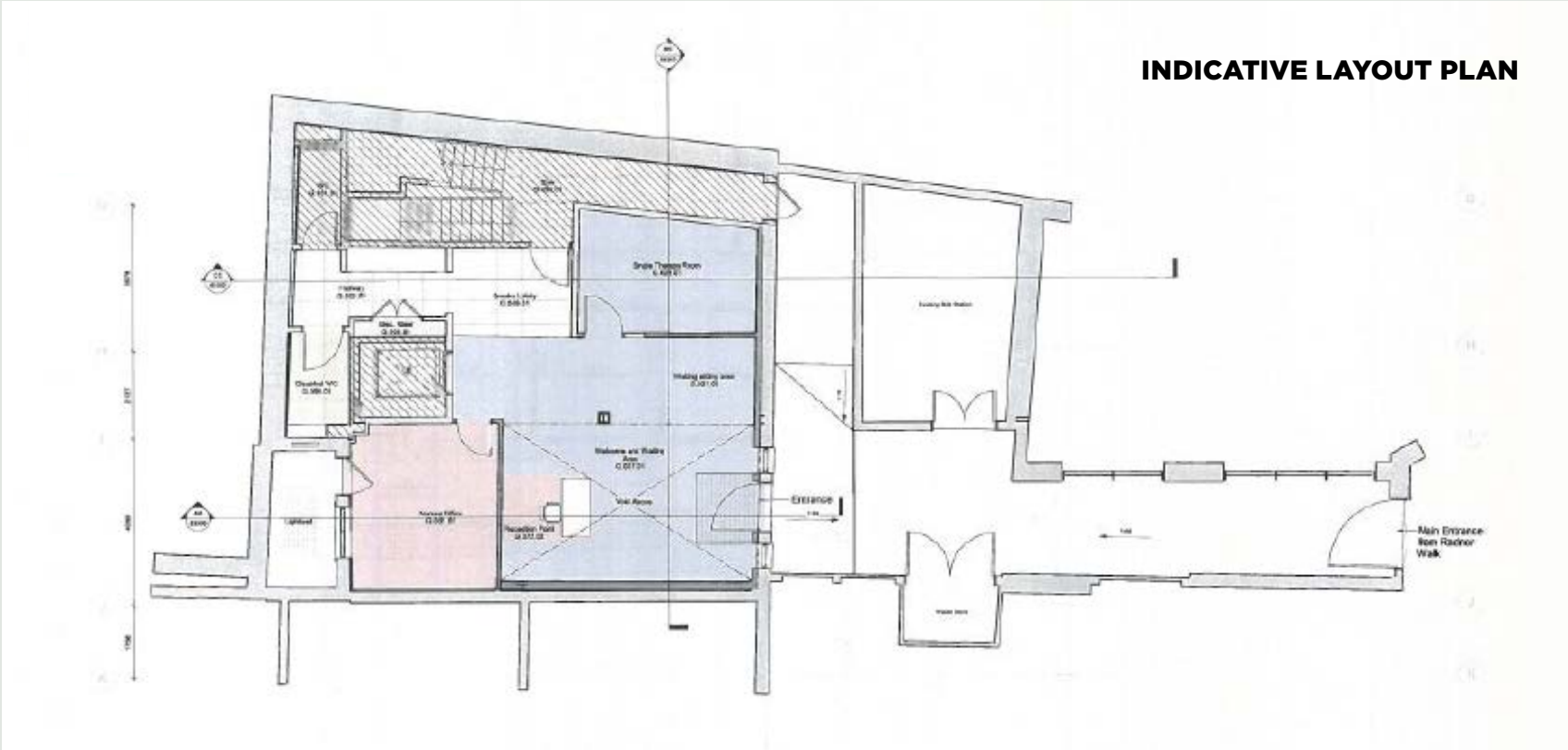
Road links are equally convenient, making travel in and out of central London straightforward. Cromwell Road (A4), within 1 mile of the Property provides direct access further West and eventually connecting to the M4, as well connectivity towards Central London. Access to South London via Grosvenor, Chelsea, Battersea and Albert Bridge.



BUILDING DESCRIPTION

Building was fully refurbished in 2018 and followed an extensive specialist fitout for a CQC approved medical facility. Most rooms benefit from sinks and waste provision and secure lockable doors. There is comfort cooling in place, DDA access and WC, together with a passenger lift. There is also a fully equipped kitchen on the first floor.

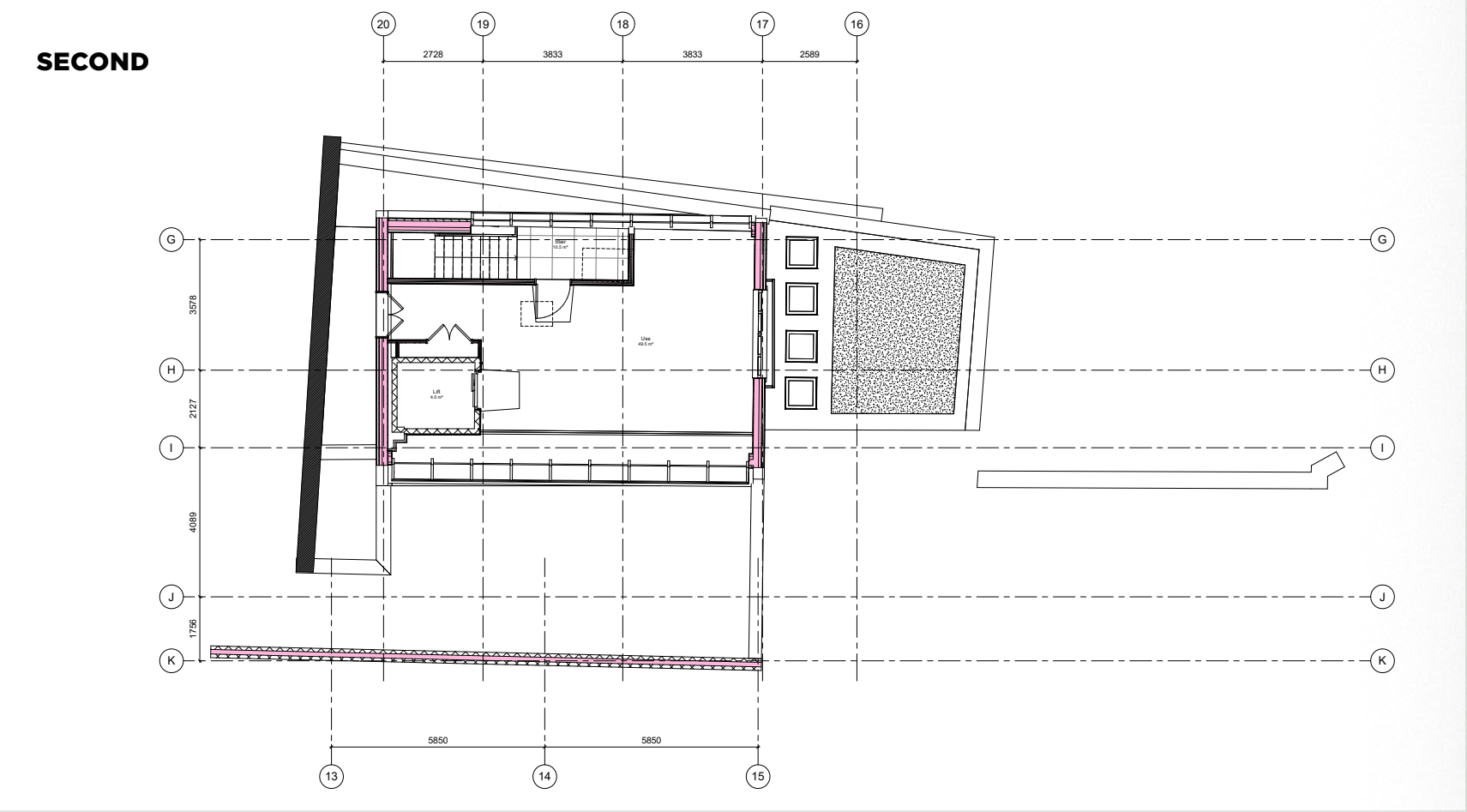
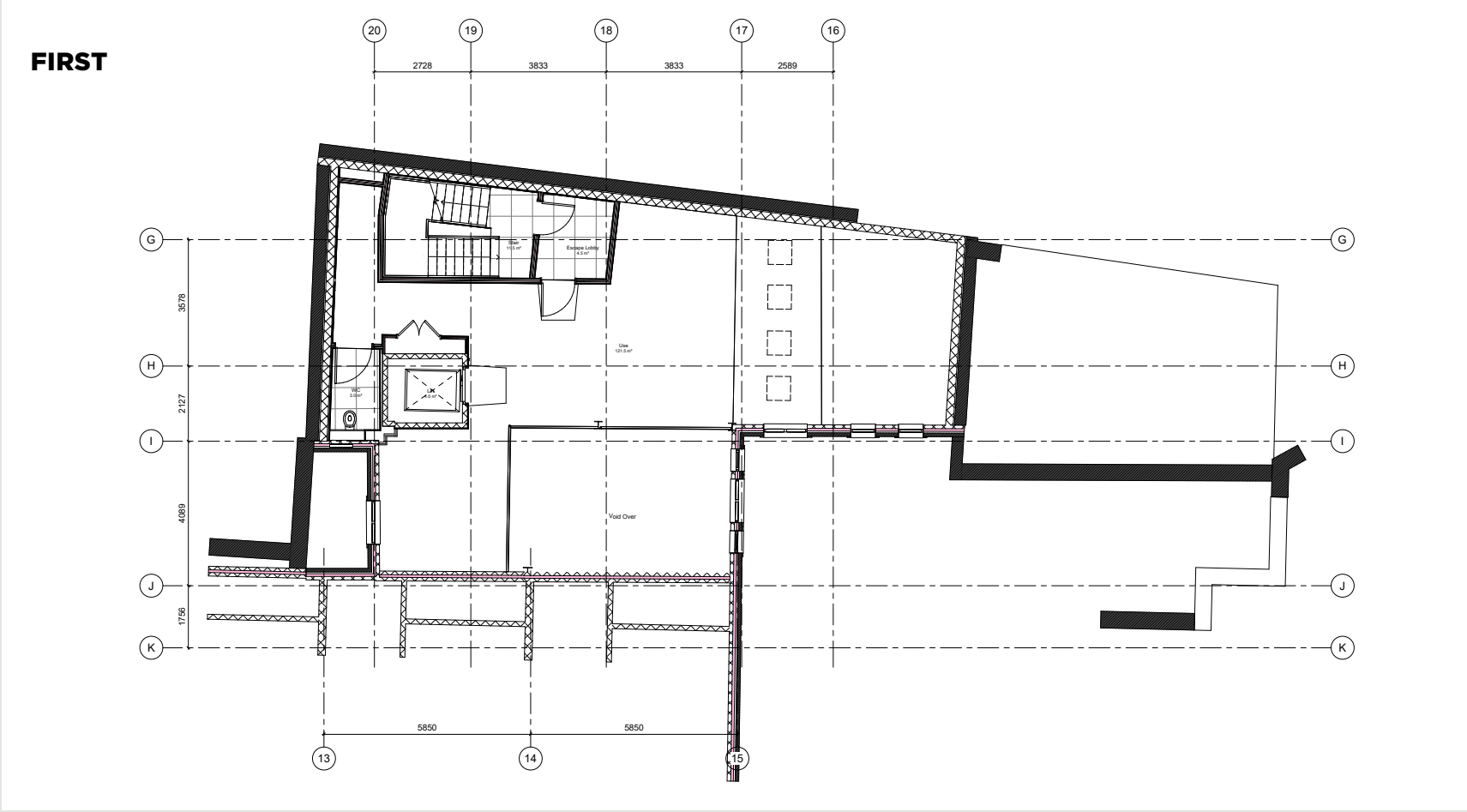
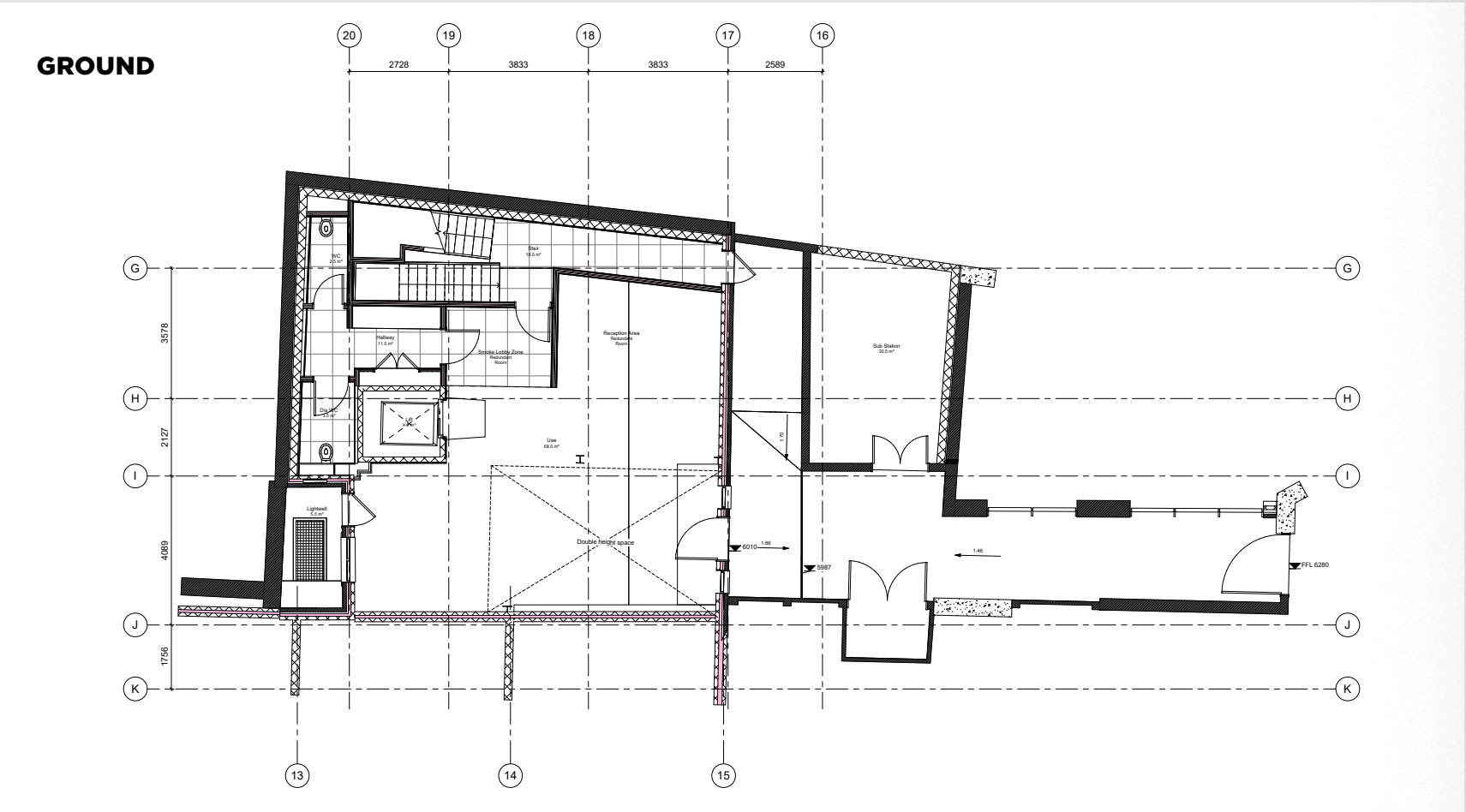
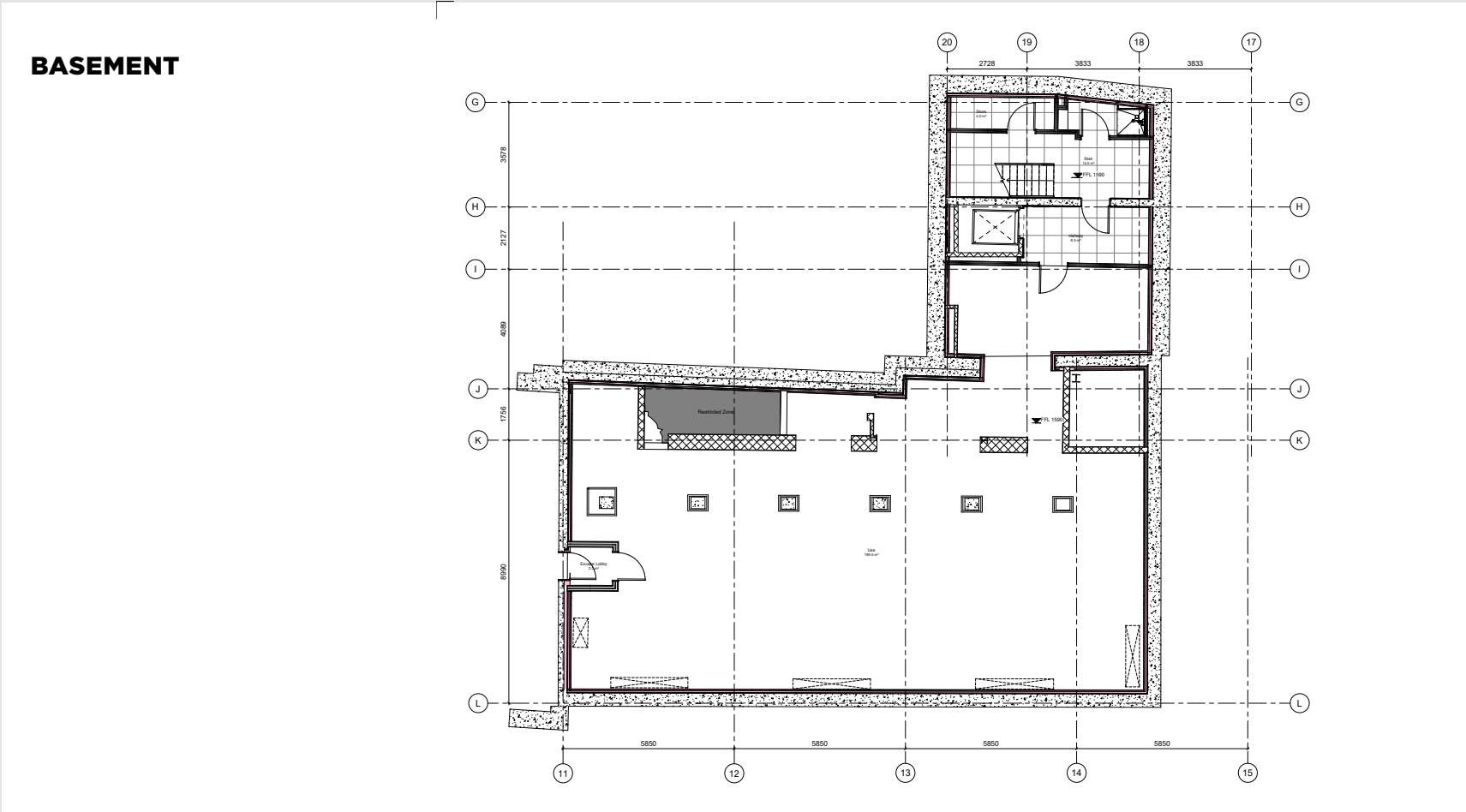
The building can be taken in its existing layout or open plan.



FLOOR	GIASQM	GIASQFT	NIASQM	NIASQFT
Second	56.3	606	39.5	425
First	124.1	1,335	95	1,022
Ground	116	1,249	74.9	807
Basement	266.5	2,869	199.1	2,143
Basement Storage			3.7	40
TOTAL	562.9	6,059	412.2	4,437



FLOOR PLAN



Chelsea: a highly affluent and desirable location



COMMERCIAL TERMS

RATES

Each party to make their own enquiries.

EPC

B47

TENURE

New Lease for a Term to be agreed.

LEGAL COSTS

Each party to bear their own legal and professional costs.

New Lease directly
from Landlord for
a term to be agreed



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