



ROBERT IRVING BURNS



81 CROMWELL ROAD

LONDON, SW7 5BW

TO LET
GRADE II LISTED OFFICE

SUITABLE FOR CLASS E
OFFICE, RETAIL, LEISURE ETC.

874 SQ.FT

1ST FLOOR



Description

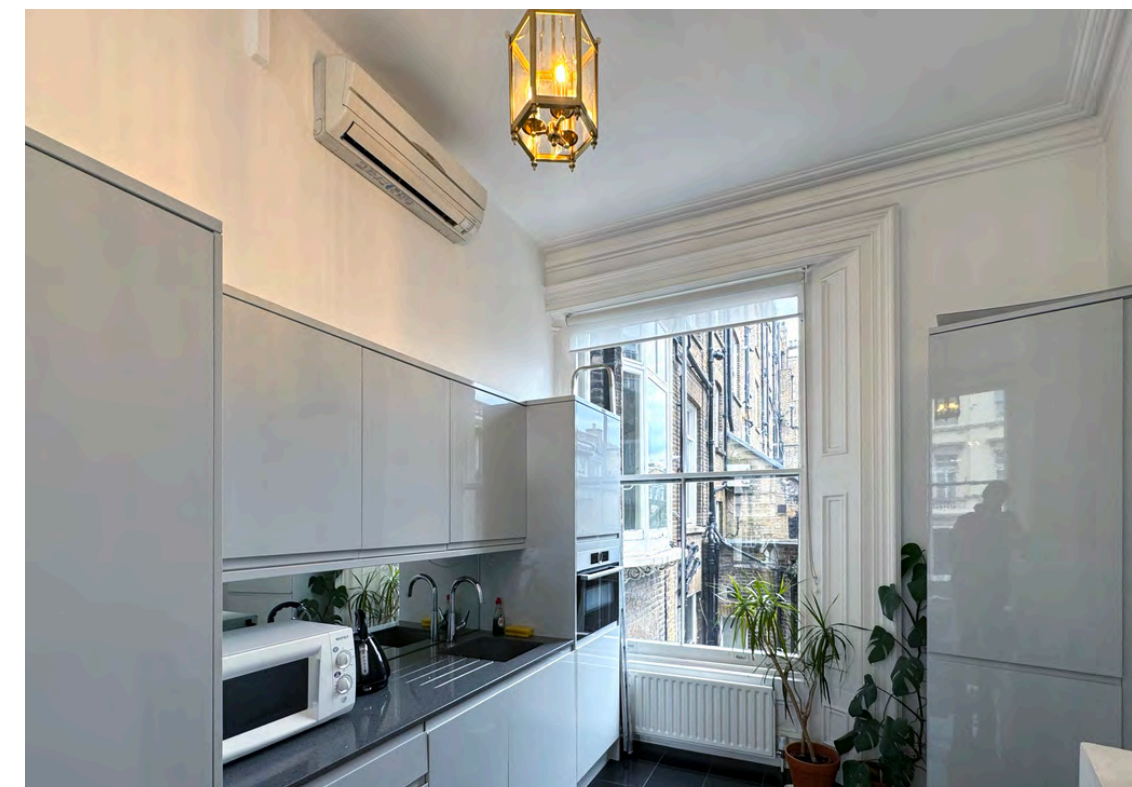
This is a unique opportunity to occupy one of the areas stand out office spaces. The property was refurbished in the last 3 years and showcases original period features, providing a feeling of grandeur throughout the building.

The 1st Floor provides open plan office space with adjoining private boardroom. The office benefits from the building's original period features, carpeted flooring, magnificent, ceiling heights, floor sockets, AC, wall mounted radiators, communal WCs and a shared kitchen facility.



Specification

- Boardroom
- Wall mounted radiators
- New lighting
- Carpeted
- Original features
- Floor Sockets
- AC
- CCTV
- Communal WC
- Shared kitchen
- Phone entry system





Location



Margaux



Fait Maison Salon de Thé



Natural History Museum



Victoria and Albert Museum

Location

The property is located at the south side of Cromwell Road in the Royal Borough of Kensington and Chelsea. The nearest underground stations are Gloucester Road (0.1 miles, Circle, District and Piccadilly lines), South Kensington (0.4 miles, Circle, District and Piccadilly lines) and West Brompton (1 mile District, Overground and Southern Rail lines)

The surrounding area is mostly residential although the area boasts a number of local amenities, including the Natural History Museum, Victoria & Albert Museum, Wright Brothers South Kensington and the Exhibitionist Hotel to name a few.

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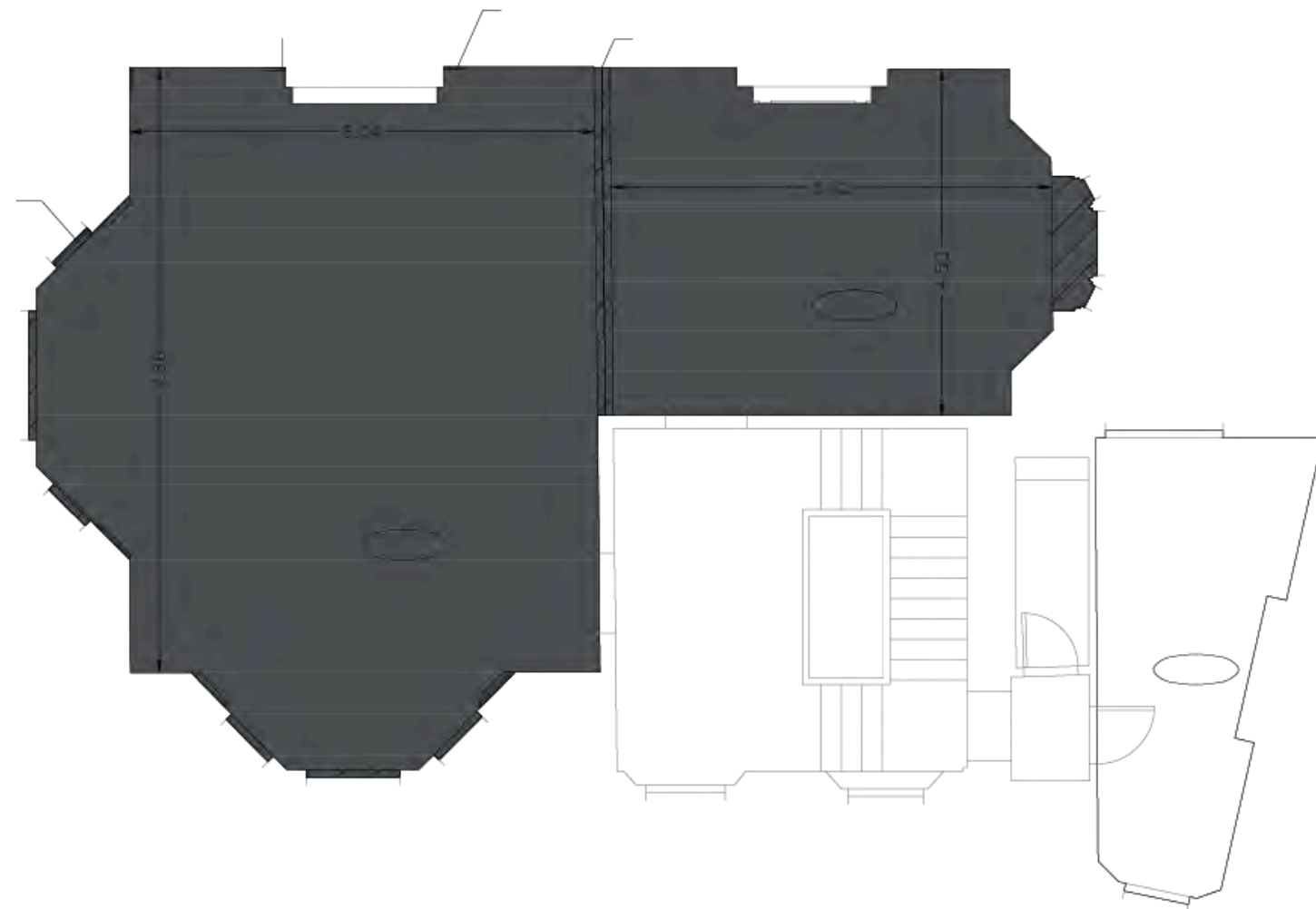
RIB

Not to scale.

Accommodation

Net Internal Area

First Floor 81.1 SQM/ 874 SQFT



Floor	First Floor
Total Size (sq.ft.)	874
Quoting Rent (p.a.) excl.	£60,000
Service Charge	£9,419
Estimated Rates Payable (p.a.)	£28,665
Estimated Occupancy Cost excl. (p.a.)	£98,084

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new lease direct with the landlord for a term to be agreed, outside the Landlord & Tenant Act 1954.

Please note flexible lease terms are available.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The property is not elected for VAT.

FLOOR PLANS

Scaling floor plan available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. June 2024



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