

Kensington W8

Air-Conditioned Office Suite To Let

420 sq ft 39 sq m



First Floor, 36 Earls Court Road, W8 6EJ

Situation & Location

The property is situated on the western side of **Earls Court Road**, just to the south of the junction with **Kensington High Street**, with its outstanding shopping and leisure amenities. **Kensington High Street (Circle, District Lines)** underground station is close by. **Please see location plan below..**

Description & Accommodation

The property comprises a self-contained office suite providing an open plan office with separate meeting room, having the following approximate net floor area:-

First floor 420 sq ft 39 sq m **Please see floor plan below**

Amenities Air conditioning; Underfloor Heating; Fitted Kitchen; WC; Video Entryphone; Fitted Blinds; Security Alarm; Server Racks in Entrance Lobbies; Excellent Natural Light; Ample power and data points; Glazed Partitioning; Double Glazing for sound insulation

Rent **£ 18,500** plus VAT, payable monthly in advance

Rent Deposit 3 month's rent plus VAT **Use** Offices only

Lease A new lease is available for a term of 5 years, with a rolling mutual break clause effective after the first year, on four months' notice (ie minimum commitment on both sides one year) to be taken outside the security and tenure and compensation provisions of the Landlord & Tenant Act 1954.

Service Charge £3,000 per annum + VAT (fixed), payable annually in advance for 1 April to 31 March each year, with the first payment pro-rated from the date of occupation to the next 31 March

Legal Costs Each party to bear their own legal costs in connection with the grant of the lease

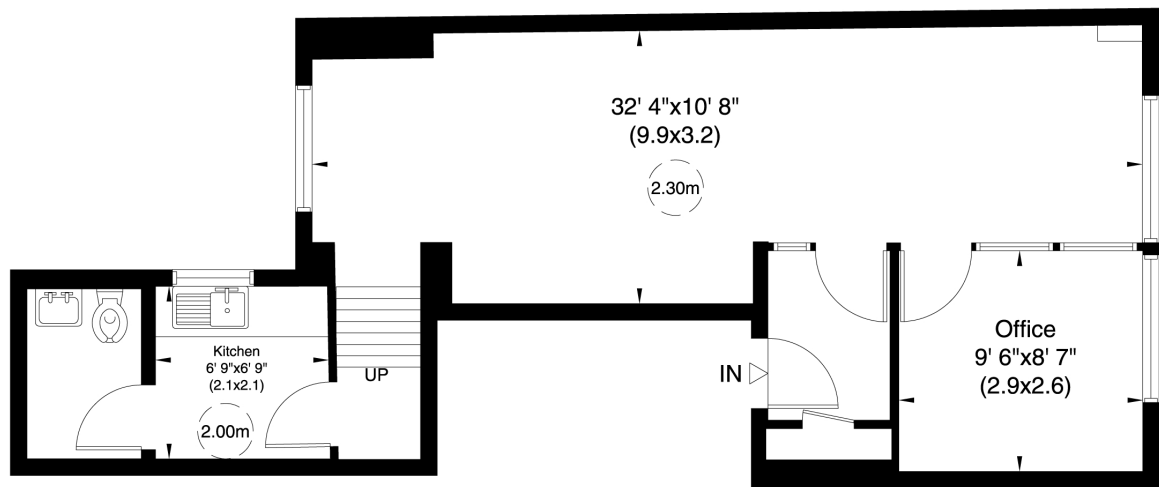
Energy Performance Certificate Rating 69 – Band C **Possession** Immediate

Business Rates The rateable value for the premises is £18,000 and the rates payable for the current year ending 31/03/26 would be £8,982. Interested parties should make their own enquiries and confirm: - Royal Borough of Kensington and Chelsea business rates department 0207-361 2828.

Contact Sole agents: JMW Barnard LLP Tel: **0207 938 3990**

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Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

