

168 EARLS COURT ROAD EARLS COURT LONDON SW5 9QQ

Approx. 578 sq ft

First floor with a ground floor window display.
New E class suitable former B1, D1, D2 and A1/2 occupiers



LOCATION

168 is prominently situated on the west side of Earls Court Road to the south of its junction with the Cromwell Road A4.

Earls Court underground station (District, Circle and Piccadilly lines) is within a few minutes' walk as are the many and varied retail, restaurant and leisure facilities on Earls Court Road and the surrounding area.

Just to the north of the property is the A4 West Cromwell Road that gives fast access into central London and out over the Hammersmith flyover to the M3/4 and Heathrow.

DESCRIPTION

The premises comprise the 1st floor offices within this mixed-use building, benefitting from shared ground floor access door off Earl Court Road with the ability for tenant signage on the window frontage 0.8m wide x 1.2 m high.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newbery Gynge Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newbery Gynge Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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The entrance and staircase are also shared with the occupiers of the residential upper parts.

The offices benefit from a private separate kitchenette and WC facility, situated off the common 1st floor landing. The offices are an L shaped open plan floor with an additional small store accessed off the landing. It may be possible to incorporate the store into the main office area if required.





Kitchen

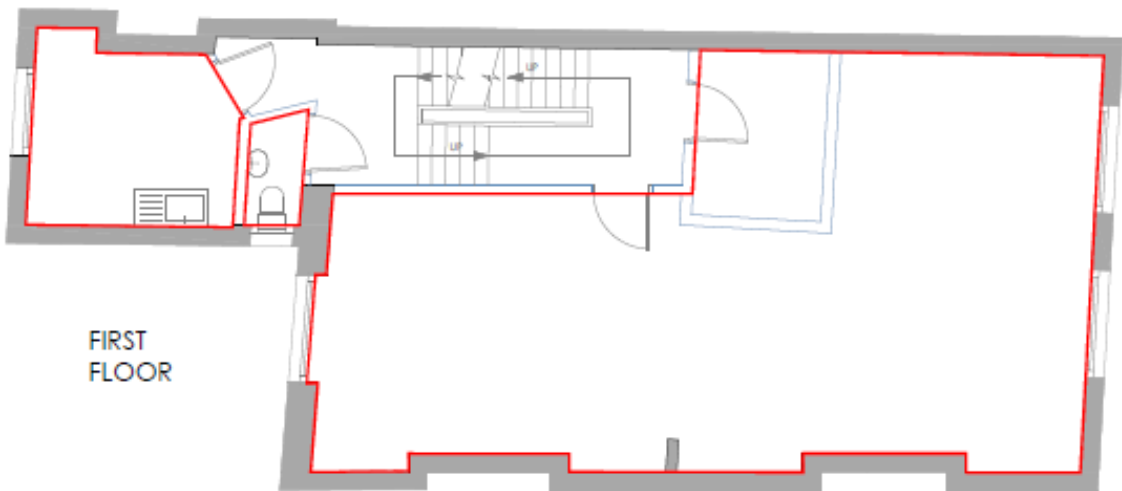


Ground display window

ACCOMMODATION

We understand the following approximate net internal floor areas apply: -

1 st floor office & store	505 sq ft
Kitchen	73 sq ft
Total	578 sq ft



LEASE

Available on a new flexible lease to be contracted outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part 2 as amended.

USE

The premises are used for B1© Offices and may be suitable for E class use (former A1,A2,A3,B1, D1 medical and D2) subject to landlord agreement.

BUSINESS RATES

Rateable Value £16,750, giving estimated rates payable 2020/21 of **£8,358.25**
Prospective tenants must verify the above figure with local authority Kensington & Chelsea.

SERVICE CHARGE

Budget **£4,000** per annum

RENT

£21,500 per annum exclusive payable quarterly in advance.

Total approx. property costs

£33,858 per annum (£2,821 per month) excluding utilities and other direct costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC band D-94.

INSPECTIONS AND FURTHER INFORMATION

Strictly by appointment through sole agents **HNG 020 3205 0200**

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