

**1st Floor, 216
Earls Court Rd
Earls Court
London
SW5 9QB**



B1 Opportunity next to Earls Court Station

TO LET

411 sq ft (38 m²)



Transport for London



www.grantmillswood.com

020 7629 8501

Location

The property is located in a prominent position on Earls Court Road in Earls Court, SW5. The location benefits from being in an affluent residential area and the nearby Earls Court Development will have a significant impact on the surrounding area.

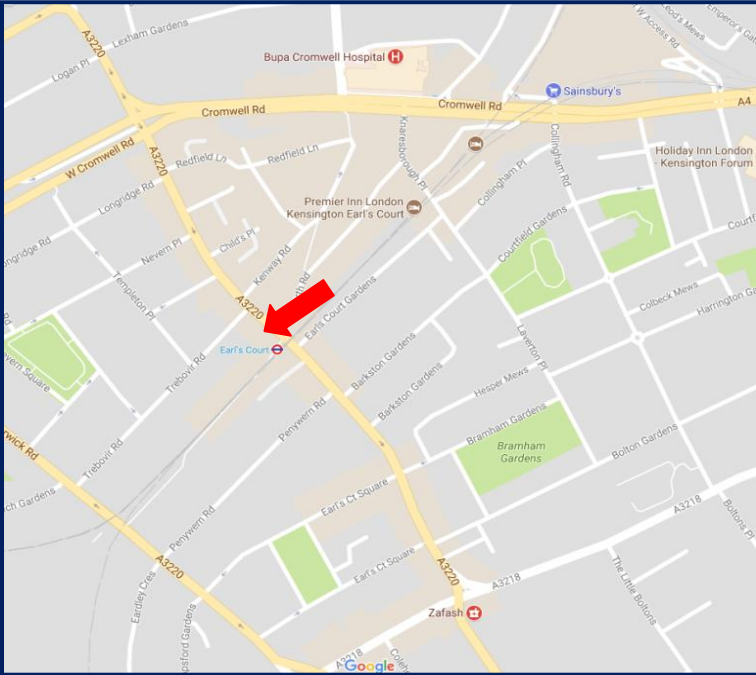
The property is well served by public transport with a number of bus routes passing close to the premises. Earls Court Station (London Underground) is located adjacent to the property and provides a route into the city on the District, Circle and Piccadilly Lines.

Floor Area

216 Earls Court Rd	Sq ft	Sq m
First Floor	411	38

Legal Costs

The Tenant is to pay the Landlords legal costs.



@GoogleMaps

Description

The office accommodation comprises part of the 1st floor and is accessed from Earls Court Road. The property has good levels of natural light and benefits from the following amenities:

- Shared WC
- Perimeter Trunking
- Intercom System
- Strip Lighting

Terms

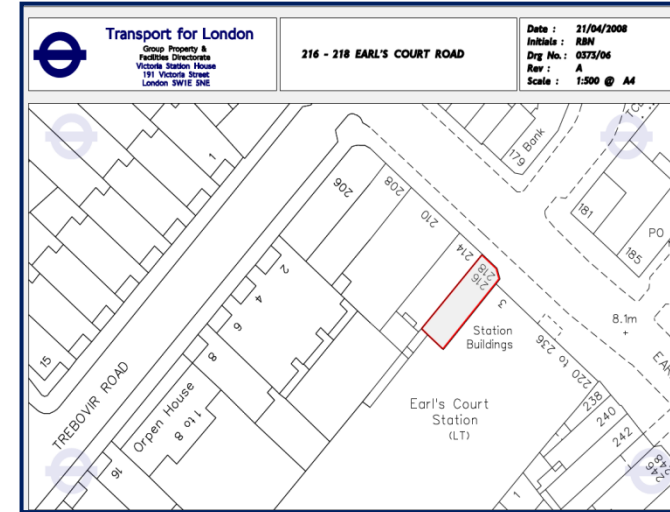
A new lease is available directly from the landlord on terms to be agreed. Offers in excess of £35.00 per sq ft plus VAT are invited.

EPC

Energy Performance certificate will be available shortly.

Rates

The Rateable Value as of 1st April 2017 is £19,500 per annum. All interested parties are to make their own enquires through the Royal Borough of Kensington and Chelsea.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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 (iii) no person in the employment of Grant Mills Wood has any authority to

Viewing

Viewings are available strictly by appointment through sole agents:-

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