



QUALITY OFFICES TO LET

**PART 1ST FLOOR
2-4 KENWAY ROAD
EARLS COURT
SW5 0RR**



312 SQ. FT. (28.95 SQ. M)



LOCATION

The property is located within a couple of minutes' walk of Earls Court Underground stations (District and Piccadilly Lines) and a 10 minute walk to West Brompton station (District and Overground).

The property is located within approximately 60ft of the junction of Kenway Road and Earls Court Road, with the Cromwell Road (A4) approximately 200m to the north. Numerous bus routes pass along the Earls Court Road.

DESCRIPTION

The subject property comprises first floor offices arranged as 2 rooms with a health & beauty salon to ground floor with offices above.

AMENITIES

- Fully carpeted
- Gas fired central heating to radiators
- Kitchenette
- Spot lights
- Entryphone
- WCs

RATES

2017 rateable value
First Floor Right: £6,000 (offices and premises)
Source VOA website
Estimated rates payable 2019/20: £0.499p in £

Small Business Rates Relief may be available

Interested parties are recommended to make their own enquiries with Royal Borough of Kensington & Chelsea.

TENURE

Leasehold.
New lease available on terms to be agreed.

ACCOMMODATION

Right Front Office: 202 sq. ft. (18.77 sq. m.)
Right Rear Office: 110 sq. ft. (10.18 sq. m.)
Total: 312 sq. ft. (28.95 sq. m.)

RENT

£14,500 per annum exclusive

VAT

The property is not elected for VAT, i.e. VAT is not to be added to the rent.

EPC

Band D (91)

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction

VIEWING

Strictly by appointment via sole agents:-

Andrew Scott Robertson
Commercial Department
24 High Street
Wimbledon
SW19 5DX

Ref: Stewart Rolfe
T: 020 8971 4999
E: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- 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 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;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



Energy Performance Certificate

Non-Domestic Building

FIRST FLOOR OFFICES
2 Kenway Road
LONDON
SW5 0RR

Certificate Reference Number:
9740-3024-0481-0801-9291

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

91

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	60
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	59.11
Primary energy use (kWh/m ² per year):	345.42

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

77

If typical of the existing stock

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- (iii) 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 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;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

November 2020