



Location

35-36 Thurloe Place is within the affluent area of South Kensington, and is located adjacent to the new Cromwell Place Gallery – A 35,000 sq. ft. centre of excellence for galleries, curators, and art institutions.

The area is busy and vibrant with local residents, office workers and tourists. South Kensington tube station has annual passenger footfall of over 30million.

The subject property is prominently located on Thurloe Place offering a flagship opportunity. Nearby retailers include Gail's, Paul, Venchi, Le Pain Quotidien and Brindisa.

Accommodation

Ground Floor	1,057 sq ft	98.23 sq m
Basement	1,082 sq ft	100.56 sq m
First Floor	1,037 sq ft	96.38 sq m
Total	3,176 sq ft	295.17 sq m

Rent

Rent upon application

Rates

Rateable Value	£143,000
UBR	0.532 (2020/21)

Government rates relief may apply until 31st March 2021. Interested parties are advised to make their own enquiries with RBKC to confirm their exact liabilities and any relief.

Lease Term

Available on new Lease, for a term of years to be agreed. The Lease will be outside of the Landlord and Tenant Act 1954 and on standard SKE terms.

Energy Performance Certificate

An EPC has been commissioned and is available on request.

Costs

Each party to be responsible for their own costs incurred in the transaction.

Viewing

Inspections to be arranged in advance via joint agents - KLM Retail or ORME Property.

Contact

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50 metres

Experian Goad Plan Created: 15/10/2020
Created By: Kitchen LaFrenais Morgan



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