

020 3205 0200

eddisons.com

**Eddisons**

E Class - TO LET- Fitted - Part Furnished



**Chelsea Old Town Hall (COTH) Chelsea Manor Gardens Kings Road SW3 5EE**

**Rent: £39.50 psf pax net**

**Size: 1,385 sq ft to 5,084 sq ft**

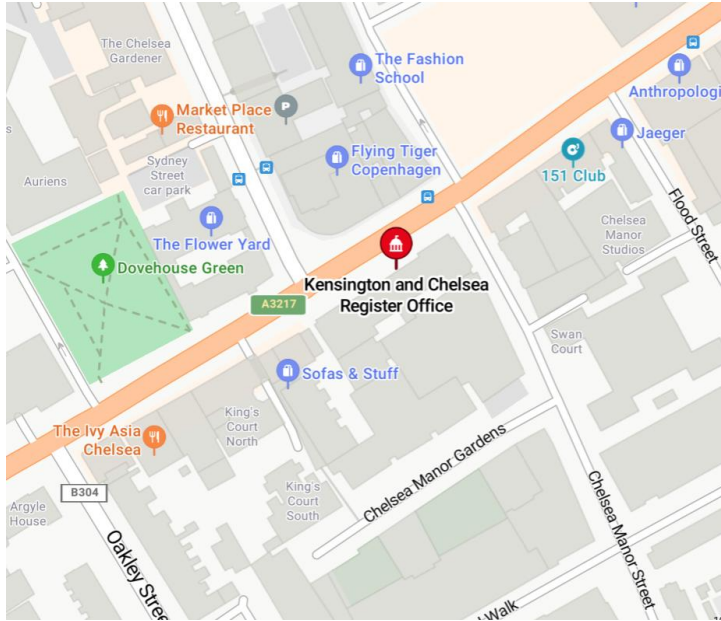
- Fitted floors for easy occupation
- Prime Chelsea location
- Herman Miller Furniture
- Managed space



## LOCATION

Chelsea Old Town Hall is prominently situated on the Kings Road at the junction with Sydney Street in this vibrant location. A short walk to South Kensington (District and Piccadilly lines) underground station and many bus routes pass along The Kings Road serving the southwest and routes to Sloane Sq and central London.

Chelsea Farmers Market, Gails, The Ivy and Ivy Asia and the new Gaumont Cinema scheme with Waitrose are all close by.



## DESCRIPTION

Chelsea Old Town Hall is a well renowned building for its Registry Office and has a Gym, Yoga, Swim 25m pool, Cycle studio and sports complex on site. [better.org.uk/chelsea](http://better.org.uk/chelsea)

To the south of the Old Town Hall is the Old Vestry Hall off Chelsea Manor Gardens and three units on the ground floor are available Individually or together in this building.

Direct access is available from Chelsea Manor Gardens. A **FlexStep system**—a dual-function solution that operates as both a staircase and a wheelchair platform lift. It seamlessly transitions between the two modes at the push of a button.

## PLANNING

B1 Offices suitable for other E class uses.

## AMENITIES

Turnkey operation	Managed space
Open plan workstations(C)	LED lighting
Air conditioning	24 hour Security
Herman Miller furniture and desks.	

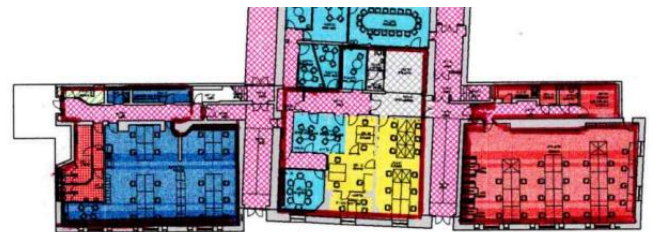
## ACCOMMODATION

**Unit A (1,385 sq ft)** is on the West side and is partitioned to create changing rooms, storerooms and offices. Private WC and kitchen facilities and could be returned to open plan.

**Unit B (1,962 sq ft)** is the South unit in the middle of the row and has been partitioned to provide a customer reception, Customer WC, staff WC and interview rooms and private offices.

**Unit C (1,737 sq ft)** is on the East side of the property and is in open plan with private WC and kitchenette facility.

Suites B and C can combine to provide a self-contained unit with exclusive entrance of **3,700 sq ft**.



AREA                      A                      B                      C

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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## TERMS

The suites are available individually or in combination on new flexible contracts for a period up to 10 years held outside security of tenure and compensation provisions.

## RENT

£39.50 per sq ft per annum exclusive.

## RATES

Royal Borough of Kensington & Chelsea

The occupiers to pay a prorata proportion of the rating costs for the entire property. Guide figures £10-12 psff for the current tax year, subject to formal valuation.

## SERVICE CHARGE AND INSURANCE

Guide figure £15 per sq ft

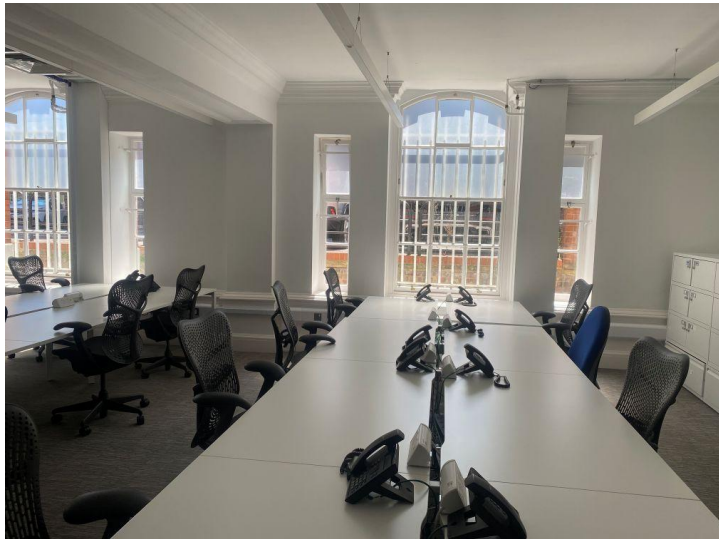
Includes all costs for maintenance, security and cleaning at the property including electricity.

**VAT** Not charged in addition

**TIMING** Immediate on completion of legal formalities

**LEGAL COSTS** Each party pays own costs

**EPC** In production



**DISABLED ACCESS**



**RECEPTION AREA B**

## ANTI MONEY LAUNDERING REGULATIONS

Eddisons Commercial is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide identity information to satisfy such checks

## INSPECTIONS AND INFORMATION

By appointment through sole agents

**Eddisons 020 3205 0200**

[mark.belsham@eddisons.com](mailto:mark.belsham@eddisons.com)

**Mark Belsham 07973 372 698**

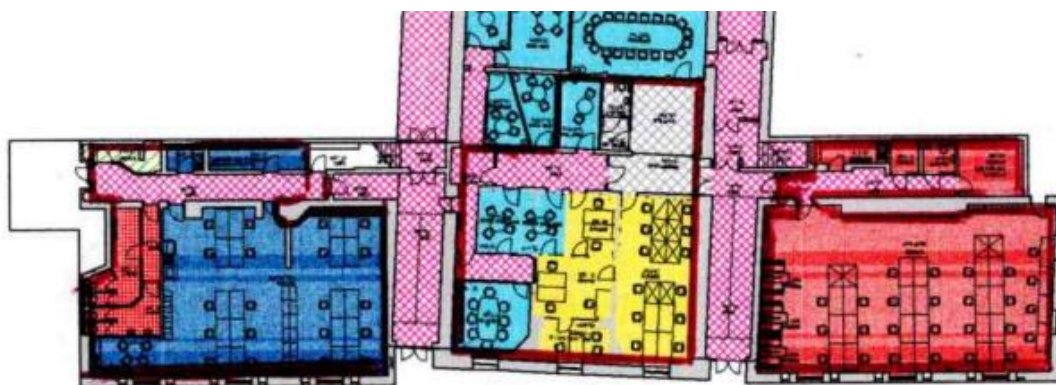
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**Area A**

**Area B**

**Area C**

**Approx. 1,385 sq ft**

**Approx. 1,962 sq ft**

**Approx. 1,737 sq ft**

Sq Ft	Sq M	Fit out	Location
<b>5,084</b>	472.31	All units combined	Units A,B & C
<b>3,699</b>	343.64	Can be self-contained with exclusive entrance	Units B&C
<b>1,962</b>	182.27	Reception, Offices, meeting rooms Private WC's	Unit B South
<b>1,737</b>	161.37	Open plan, 26 workstations, private WC and kitchenette	Unit C East
<b>1,385</b>	128.67	Offices, changing rooms private WC's and kitchenette	Unit A West

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Area C

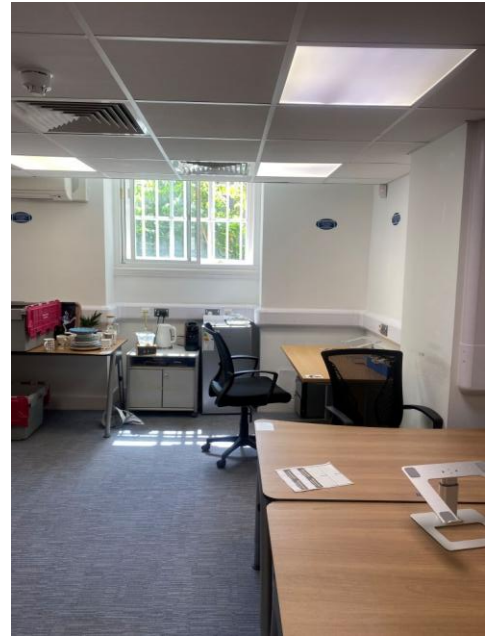


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Area B

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