

39 THURLOE PLACE

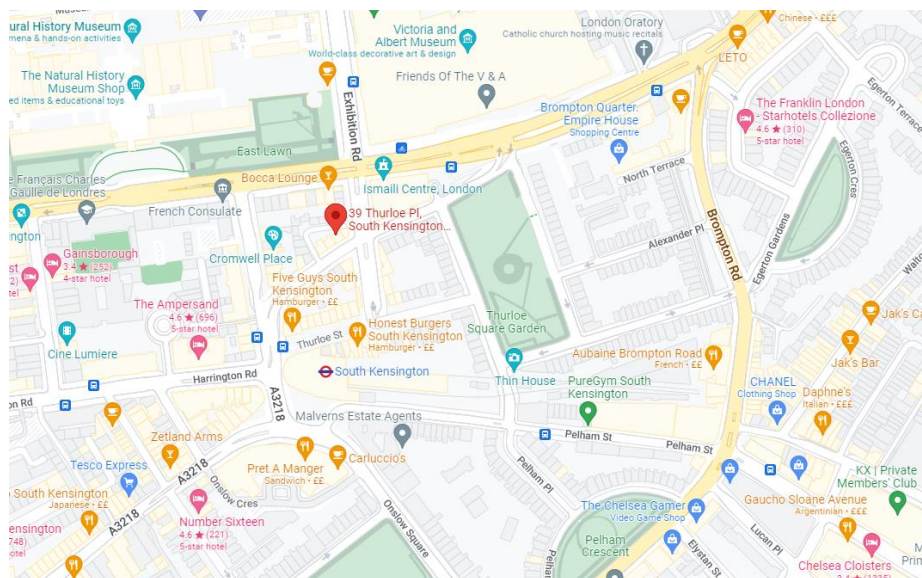
SW7 2HP

OFFICES TO
LET

Location	One minutes walk from South Kensington tube Station (District, Circle and Piccadilly lines) in this vibrant corner of central London surrounded by a wide choice of restaurants cafes and bars.		
Description	Newly refurbished offices on 3 floors to let on a floor-by-floor basis or as a whole. Each floor is self contained with a Kitchenette and WC and shower. Class E use		
Floor Areas & Rent	First	455 sq ft / 42.27 sq m	- £25,000 pa
	Second	430 sq ft / 39.95 sq m	- £20, 000 pa
	Third	471 sq ft / 43.76 sq m	- £20,000 pa
	Total	1356 sq ft / 125.98 sq m	- £65,000 pa
Lease	New lease for a term by arrangement		
Business Rates	Ratable Value 1 st Floor £17,750 / Rates Payable (2022-2023) £8,857.25		
	Ratable Value 2 nd Floor £16,750 / Rates Payable (2022-2023) £8,358.25		
	Ratable Value 3 rd Floor £16,750 / Rates Payable (2022-2023) £8,358.25		
Service Charge	£13.76 per sq ft		
Legal Costs	Each party to be responsible for their own legal costs		
EPC	Energy Performance Certificates are available upon request		
Viewing	Strictly by appointment by sole agents Ovington Property		







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These particulars are for general guidance only. Sizes dimensions descriptions and costs shown are approximate. Floorplan for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate.