

First floor

39

THURLOE PLACE

SOUTH KENSINGTON  
LONDON SW7 2HP

No.39 Thurloe Place



Now available

Flexible  
Office space  
to rent

In the  
heart of  
South  
Kensington

Spaces suitable for a  
variety of uses

Health and beauty,  
traditional business,  
gallery space, and the  
creative sector

## Find your fit

### FLOOR AREAS AND RENT

First Floor	455 sqft / 42.27 sqm	£25,000 pa
Second Floor	430 sqft / 39.95 sqm	£20,000 pa
Third Floor	471 sqft / 43.76 sqm	£20,000 pa
<b>TOTAL</b>	<b>1,356 sqft / 125.98 sqm</b>	<b>£65,000 pa</b>

NB Rents are exclusive of business rates and service charge

### LEASE

New lease for a term by arrangement

### BUSINESS RATES\*

First Floor	Ratable Value <b>£25,500</b>	Rates Payable <b>£9,300</b>
Second Floor	Ratable Value <b>£24,250</b>	Rates Payable <b>£8,776</b>
Third Floor	Ratable Value <b>£24,250</b>	Rates Payable <b>£8,776</b>

### LEGAL COSTS

Each party to be responsible for their own legal costs

### EPC

Energy Performance Certificates are available upon request

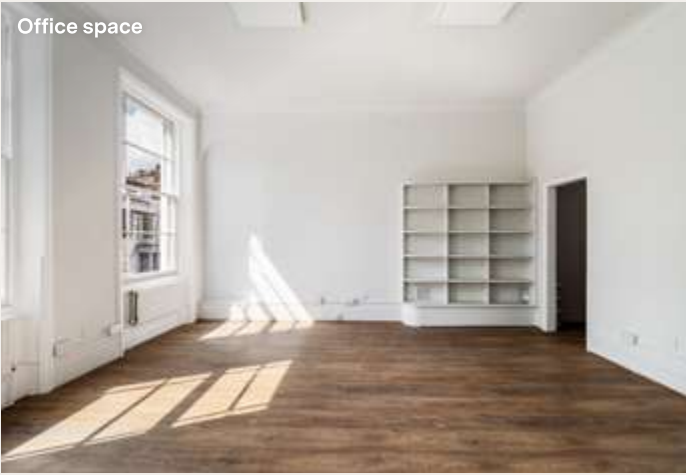
### VIEWING

Strictly by appointment with sole agents Ovington Property

\*Rates Payable 2023-2024

# No.39 Thurloe Place

Office space



Communal stairs



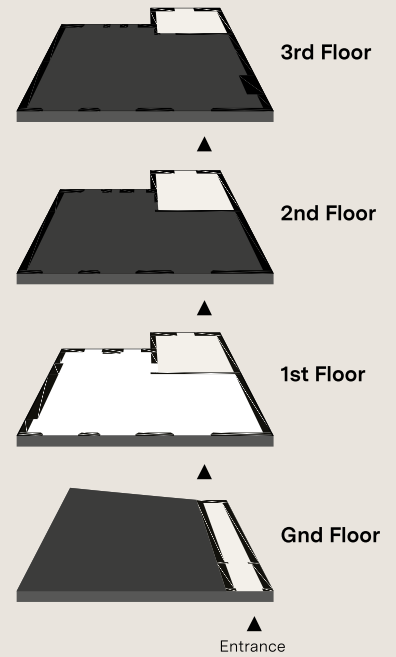
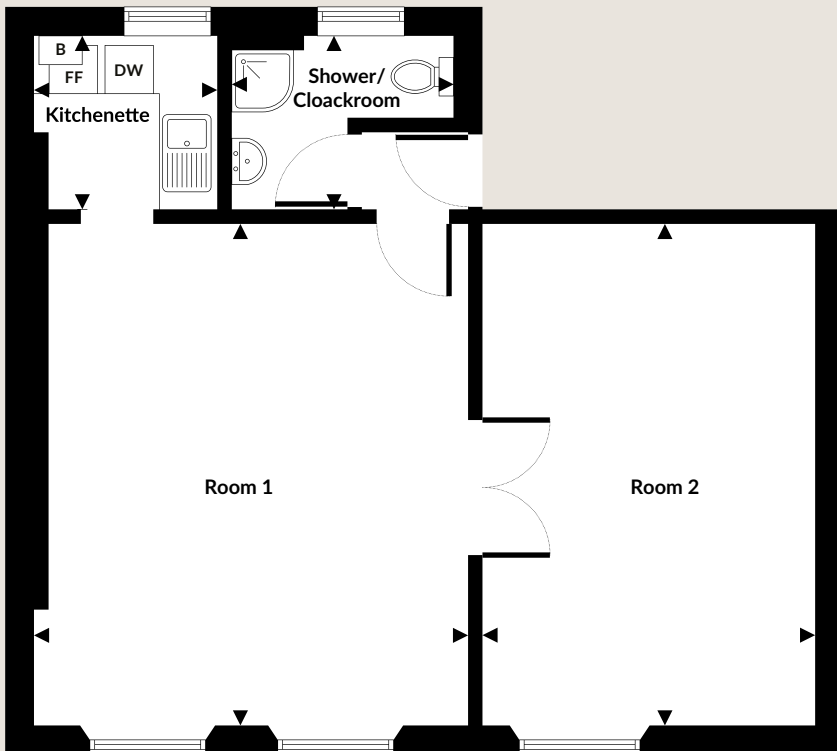
Bathroom



Flexible open plan spaces



# First floor



Dimensions	m	ft
Room 1	5.18 x 4.52	17'0" x 14'10"
Room 2	5.18 x 3.40	17'0" x 11'2"
Kitchenette	1.98 x 1.80	6'6" x 5'11"
Shower/Cloakroom	2.44 x 1.80	8'0" x 5'11"
Net Internal Area	42.27 sqm	455 sqft

## Floorplan Key

- B Boiler
- FF Fridge/freezer
- DW Dishwasher

Disclaimer: Please refer to back page for details

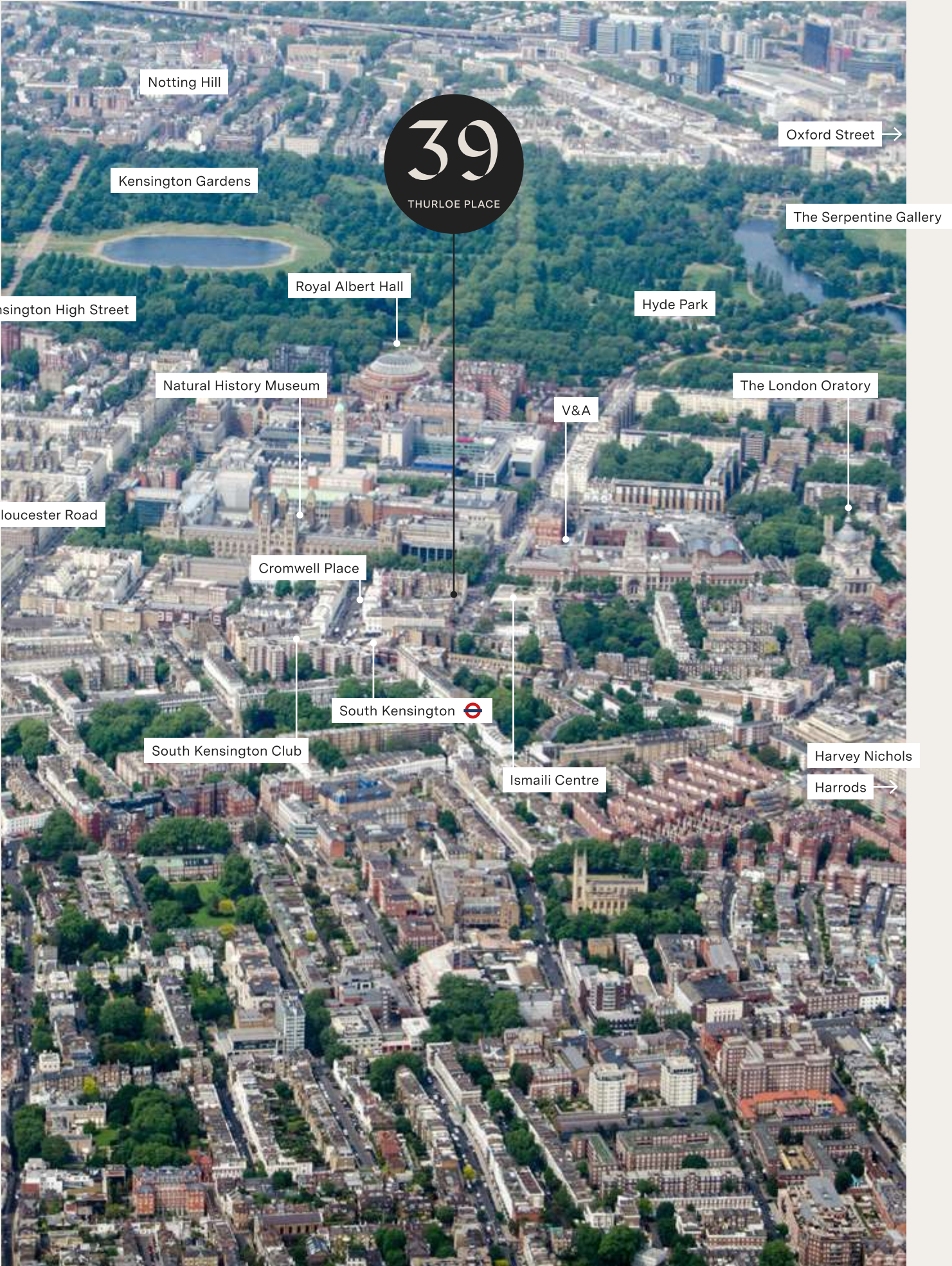
**PERFECTLY PLACED**

SET IN ONE OF LONDON'S MOST CULTURALLY RICH NEIGHBOURHOODS, THURLOE PLACE POSITIONS YOU WITHIN 45 MINUTES OF HEATHROW, 20 MINUTES OF THE CITY AND AS LITTLE AS 15 MINUTES FROM THE WEST END

Just a two minute walk from South Kensington tube station, the Piccadilly, Circle and District Lines provide superb connections across the capital - from Camden and Islington to the North, the fashionable areas of East London and the green spaces of Kew Gardens, Richmond and Wimbledon lying to the South.



# No.39 Thurloe Place



**BE INSPIRED**

WITH MUSEUMS AND GALLERIES AROUND EVERY CORNER,  
HARRODS AND THE BOUTIQUES OF KNIGHTSBRIDGE WITHIN  
A SHORT STROLL, AND A BUZZING FOOD SCENE RIGHT ON  
YOUR DOORSTEP

39 Thurloe Place is ideally located for your business  
and employees to thrive - graced by the open green spaces  
of Kensington Gardens and Hyde Park, and supported  
by a wide range of amenities to enhance  
health and wellbeing.

No.39 Thurloe Place



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**CONTACT**

OVINGTON PROPERTY

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Note: Floorplans are not to scale and are indicative only. Location of windows, doors, kitchen units, appliance spaces and fittings may differ. Doors may swing in the opposite direction to those shown. Windows may open differently or be fixed. All measurements are intended to give a general indication of the layout of individual spaces. Measurements shown are maximum room measurements. Total areas shown are maximum and may vary for each space. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).