

Floors 1-3

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

No.39 Thurloe Place

Office space



Communal stairs



Bathroom



Flexible open plan spaces



Three self
contained units

Spread over
three beautifully
refurbished, light
filled floors

Available as a whole
or individually

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
TOTAL	1,356 sqft / 125.98 sqm	£65,000 pa

NB Rents are exclusive of business rates and service charge

LEASE

New lease for a term by arrangement

BUSINESS RATES*

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

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

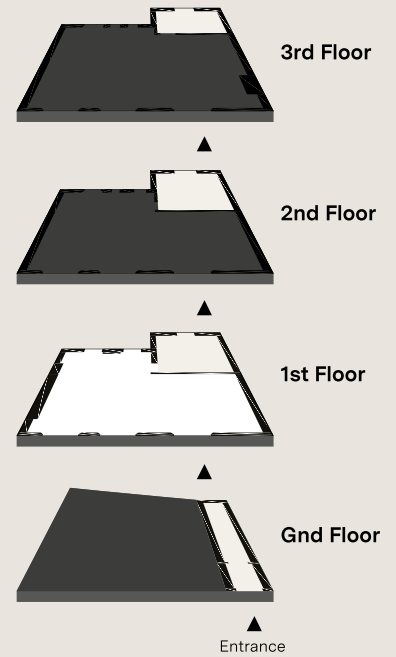
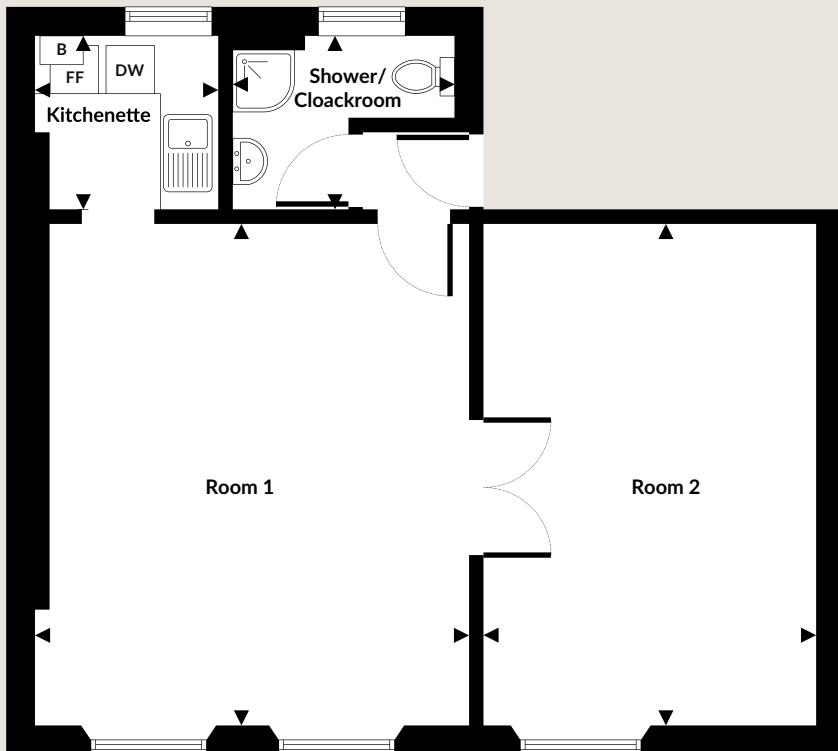
*Rates Payable 2023-2024

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Piazza view from 3rd floor



First floor



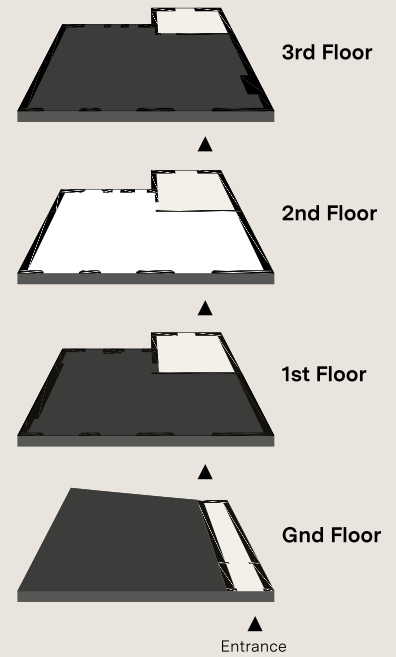
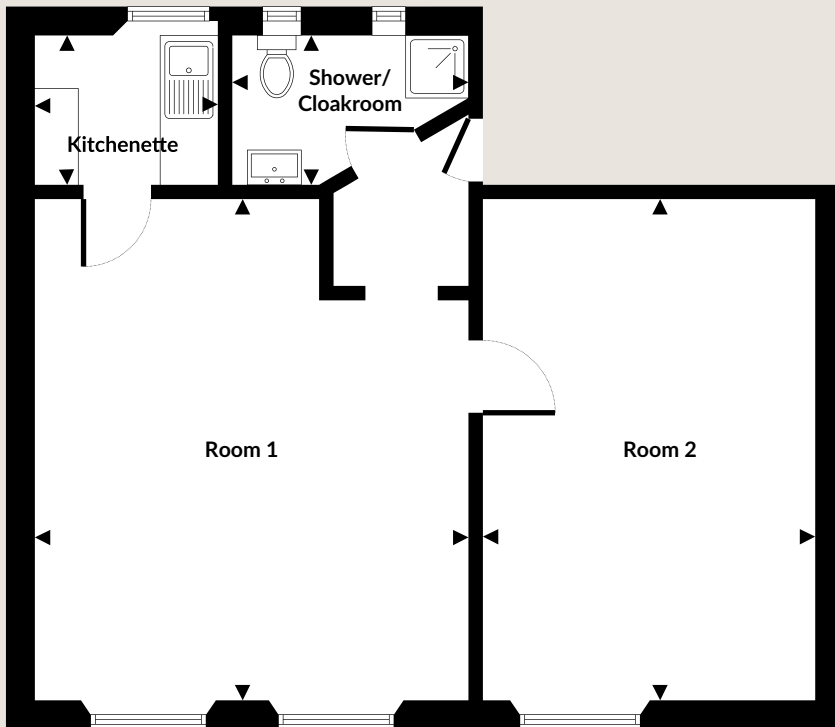
Dimensions	m	ft
Room 1	5.18 x 4.52	17'0" x 14'10"
Room 2	5.18 x 3.40	17'0" x 11'2"
Kitchenette	1.98 x 1.80	6'6" x 5'11"
Shower/Cloakroom	2.44 x 1.80	8'0" x 5'11"
Net Internal Area	42.27 sqm	455 sqft

Floorplan Key

- B Boiler
- FF Fridge/freezer
- DW Dishwasher

Disclaimer: Please refer to back page for details

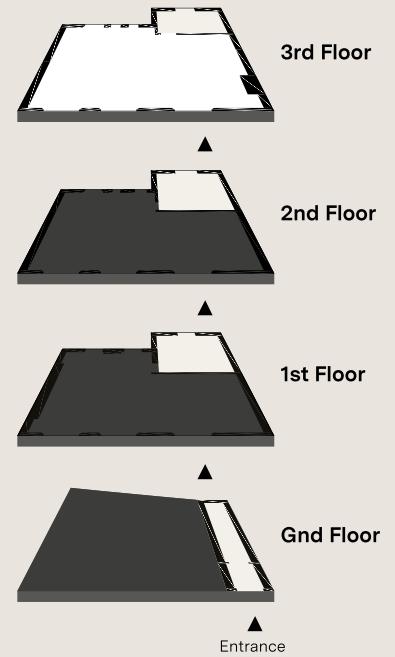
Second floor



Dimensions	m	ft
Room 1	5.33 x 4.42	17'6" x 14'6"
Room 2	5.23 x 3.45	17'2" x 11'4"
Kitchenette	1.98 x 1.57	6'6" x 5'2"
Shower/Cloakroom	2.13 x 1.60	7'0" x 5'3"
Net Internal Area	39.95 sqm	430 sqft

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Third floor



Dimensions	m	ft
Room 1	4.42 x 4.19	14'6" x 13'9"
Room 2	5.18 x 3.48	17'0" x 11'5"
Kitchenette	2.87 x 2.01	9'5" x 6'7"
Shower/Cloakroom	2.51 x 1.63	8'3" x 5'4"
Net Internal Area	43.76 sqm	471 sqft

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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.

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CONTACT

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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).