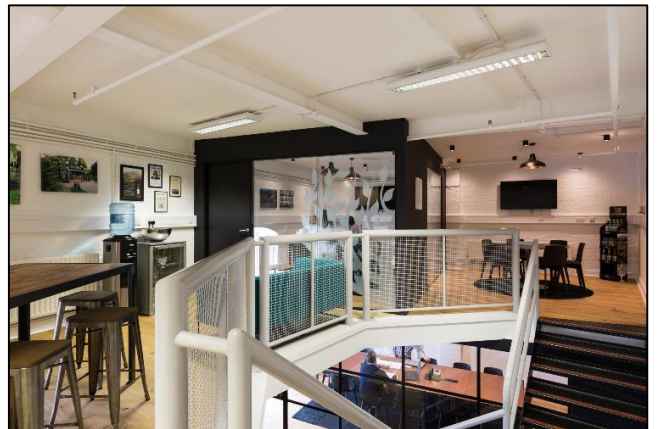
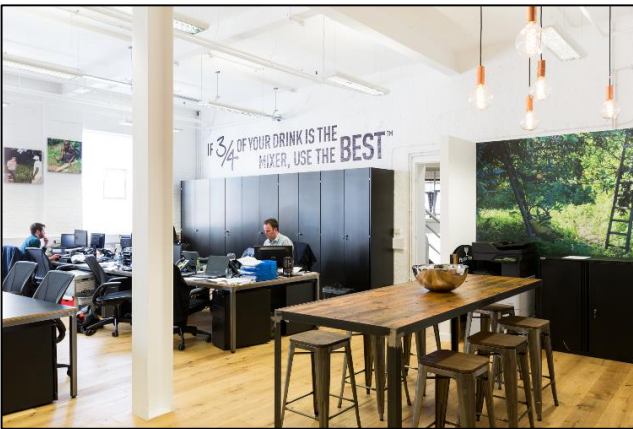
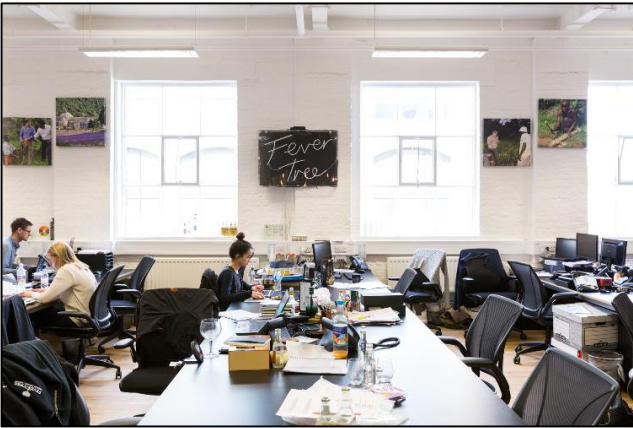


Unit 38/39 Chelsea Wharf 15 Lots Road, London SW10



Converted Warehouse Office/Design Space with Extensive River Views
2,629 sq ft (224.2 sq m) – Lease for Assignment

Location

Chelsea Wharf is located in a prominent riverside location on the south side of Lots Road close to its junction with Cheyne Walk. Chelsea Harbour is within easy walking distance and Imperial Wharf over-ground station is approximately 8 minutes walk away, providing easy access to Clapham Junction and Shepherd's Bush. Many bus routes pass up and down the Kings Road, with a bus stop a few minutes walk from the property.

020 7522 8500

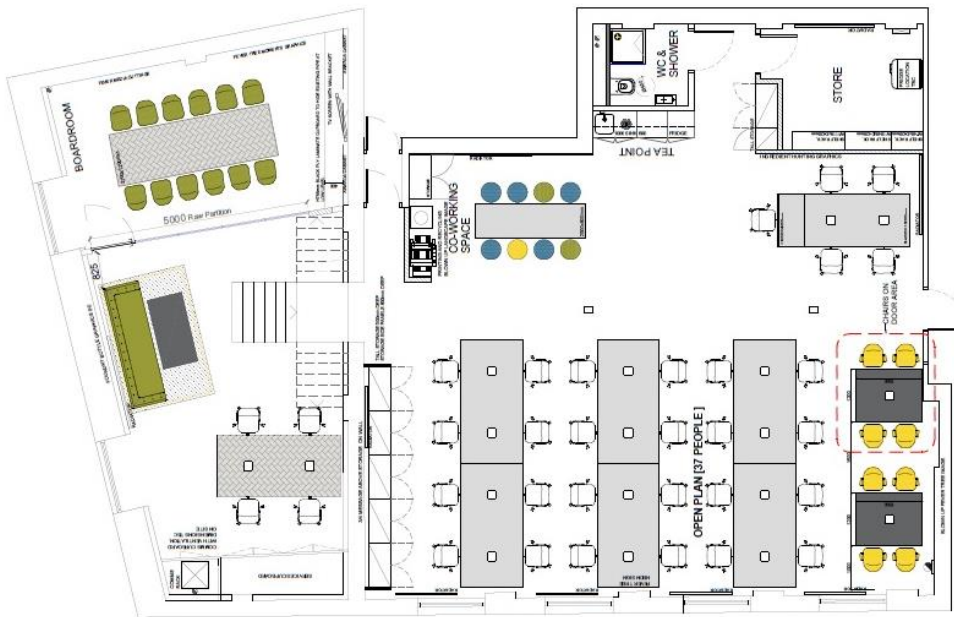
Accommodation

Chelsea Wharf provides attractive warehouse conversion style offices/ studios, benefitting from high ceilings and are located around a central courtyard. Access to Chelsea Wharf is controlled by uniformed porters who man the entrance gates between 7.30am and midnight, Monday to Friday, although occupiers benefit from 24 hour access.

Units 38/39 is a unit situated on the 4th floor, comprising of approximately 2,629 sq ft, which is largely arranged in open plan and benefits from extensive river views.



- Warehouse style accommodation
 - High ceilings
 - Extensive river views
 - Lift access
 - Centrally heated
- Demised WCs and shower facilities
 - Kitchenette
- Currently fully fitted to accommodate up to 40 people
 - Hyper-optic broadband available
- Secure bicycle parking, car parking available within 5 minutes walk through LCP Parking



Terms

Our clients effectively hold a lease until 18th June 2022 which is subject to a tenant only option to determine on 18th June 2019 (Subject to a penalty payment). This lease is excluded from sections 24 – 28 of the Landlord and Tenant Act 1954 (part II), as amended.

Rent

The rent passing currently equates to £41.00 per sq ft per annum exclusive, rising in June 2019 to £45.00 per sq ft per annum exclusive.

Business Rates

The current Rates payable equate to approximately £14.78 per sq ft.

Service Charge

The current Service Charge is £6.02 per sq ft per annum.

Consideration

Our clients are looking to assign their lease and are inviting offers for the benefit of this interest and their fit-out.

EPC

TBC

Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

George Reynolds
020 7522 8524
greynolds@mellersh.co.uk

Jonathan Stern
020 7522 8517
jstern@mellersh.co.uk