

Freehold Self-Contained Office For Sale/To Let With Development Potential 8,091 sq. ft (751.65 sq. m) GIA 6,463 sq. ft (600.411 sq. m) NIA



Location

The building occupies a prominent corner position in a picturesque cul-de-sac located off Earls Court Road. Earls Court Road is already a well-established retail parade with occupiers including The Co-Operative Food, Zizzi, Ryman Stationers, Lloyds Bank, Holland & Barrett and Wagamama.

Communications

Public transport links are excellent with West Brompton Overground station located 0.5 miles from the property and Earl's Court Underground Station (District and Piccadilly lines) a two minute walk down Earls Court Road. There are also numerous bus services that run along Earls Court Road.

Description

The property occupies a prominent corner site and is arranged over basement, ground and two upper floors with a further mezzanine level on the top floor.

Floor	Net Internal Area		Gross Internal Area	
	Sq. Ft	Sq. M	Sq. Ft	Sq. M
Mezzanine	663	61.582	827	76.787
Second	976	90.68	1,227	114.016
First	1,750	162.535	2,006	186.388
Ground	1,589	147.608	2,023	187.923
Lower Ground	1,485	138.006	2,008	186.536
Total	6,463	600.411	8,091	751.65

*These floor areas are subject to onsite verification.

Amenities

- Positioned at the end of a quiet cul-de-sac located off Earls Court Road (A3220)
- Located 2 minutes' walk from Earl's Court Underground Station and 0.5 miles from West Brompton Overground Station
- Development potential to extend or convert to residential use (subject to necessary consents)
- Constructed in 1994 and previously used as an Embassy
- Offered with full Vacant Possession
- Includes two car parking spaces
- Elected for VAT

Planning

We have been informed by the local planning authority that the property is not listed however it is situated within the Earl's Court Village conservation area. The Planning Authority designates the building as B1 office accommodation.

Tenure

For sale/ Lease available

Price

Upon application

VAT

VAT is applicable.

EPC Rating

TBC

Legal Costs

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

Viewings

Strictly by appointment with the joint sole agent Mellersh & Harding and Dexters.



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The logo for Dexters, featuring the word 'Dexters' in white text on a dark blue rectangular background.

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