



Close to South Kensington Station
Immaculate Three Floor Mews Office Premises with Garage
Arranged over Ground, Basement and Sub-Basement
To Let
1285 sq. ft/119.4 sq. m net



9 Reece Mews
London SW7

Location

The premises are situated at the southern end of Reece Mews, at its corner with Kendrick Mews. Reece Mews is a cobbled, Victorian mews which links Harrington Road and Old Brompton Road and is within a short walk of South Kensington Underground Station (Circle, District & Piccadilly Lines).

Description

The property is arranged over ground floor, basement and sub-basement and could lend itself to a variety of uses within use Class E. There is also a well-equipped kitchenette and there is WC accommodation on the ground floor as well in the sub-basement where there is also a separate shower room.

There is a garage adjacent to the ground floor office which may be suitable for a smart car or for general storage.

Accommodation

Ground Floor	365 sq. ft
Basement Office	476 sq. ft
Sub-basement Office	444 sq. ft
Total	1285 sq. ft (net) approx. / 1513 sq. ft (gross) approx.

Amenities include:

- *Air-conditioning
- *Spiral staircase to lower floors
- *Ample Storage
- *WCs on ground floor and sub-basement
- *Kitchenette fitted out to a high standard
- *Good ceiling heights throughout
- *Shower room
- *Garage suitable for storage or may fit smart car
- *Fire curtain

Terms

A new effective Full Repairing and Insuring Lease for a term by arrangement with both parties to contract out of the security and compensation provisions of the Landlord & Tenant Act 1954 part 2

Tenure

Leasehold

Rent

£65,000 per annum exclusive

Service Charge

Tbc

Business Rates

Rateable Value: £29,500 (RBKC)

Rates Payable: £14,720.50 (April 2023 – April 2024)

We strongly recommend you verify these figures with the RBKC Business Rates Dept

Possession

Full vacant possession immediate upon completion of legal formalities

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with **Roger Painter & Co on 020 7368 3336**

These particulars are believed to be correct but are intended for guidance only and do not constitute an offer or part of a contract. Purchasers and/or Lessees should always seek their own professional advice. All measurements are approximate and neither the Vendors and Lessors nor Roger Painter & Co nor any employee has any authority to give any representation or guarantee in relation to the property. All prices/rents are exclusive of VAT unless otherwise stated.