

22-22b ELVASTON MEWS KENSINGTON LONDON SW7 5HZ



GROUND FLOOR COMMERCIAL UNIT TO LET

Class E - Suitable for other uses (STP)
613 Sq. Ft. (57 Sq. M.)

LOCATION

The property is situated on the east side of Elvaston Mews, just north of the junction with Elvaston Place, very close to Queens Gate. Queens Gate runs north towards Hyde Park and provides access to Kensington High Street and Cromwell Road, which in turn lead to the M4 motorway. Knightsbridge lies a short walk away to the east.

The area is very well served by public transport with Gloucester Road (Piccadilly, District and Circle Lines) Underground Station being within easy walking distance and numerous bus routes operating nearby.

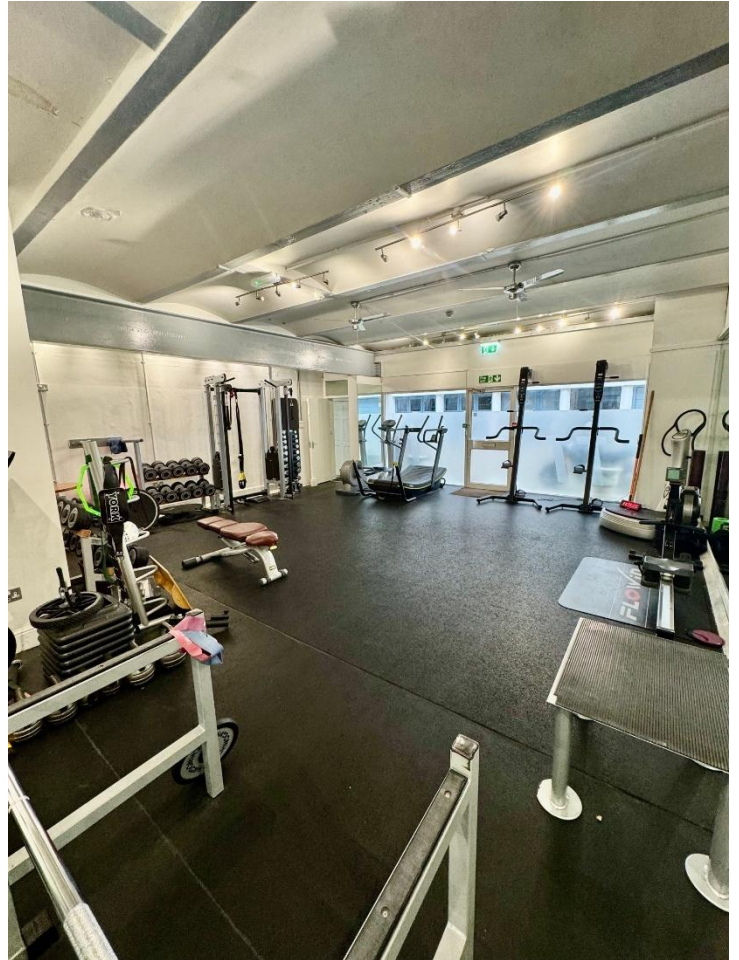
ACCOMMODATION

This ground-floor property is a self-contained unit offering a net internal area of approximately 613 sq. ft., including a WC and shower facility. The accommodation features:

- Open-plan space with a ceiling height of approximately 2.9m, allowing for versatile use.
- Ideal for its current use as a gym or suitable for offices, medical practices, or other purposes, subject to necessary permissions.
- Superb natural light enhancing the working environment.



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In addition to the ground floor, the property includes two floors of residential space above, with its own separate entrance, offering potential for mixed-use opportunities, available to rent by separate agreement.

TERMS

A new lease direct from the Landlord for a term to be agreed.

Rent

£38,500 per annum (Exclusive of business rates, service charge, insurance and VAT)

Business Rates

Approx £24.42 per Sq. Ft. payable

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.



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POSSESSION

Available Immediately

AMENITIES

- Dedicated WC and shower facility.
- Excellent ceiling height (2.9m).
- Superb natural light.
- Versatility for various uses.



Viewings by arrangement through sole agents Noble Harris:

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