

CLASS E UNIT TO LET

Rear of 2-4 Kenway Road,
Earls Court
SW5 0RR

3,437 sq. ft.
(319.29 sq. m.)





LOCATION

The property is located within a couple of minutes' walk of Earls Court Underground stations (District and Piccadilly Lines) and a 10-minute walk to West Brompton station (District and Overground).

The property is located within approximately 60ft of the junction of Kenway Road and Earls Court Road, with the Cromwell Road (A4) approximately 200m to the north. Numerous bus routes pass along the Earls Court Road.

DESCRIPTION

The subject property comprises basement, ground and first floors, currently arranged as stores and offices. Kitchen provided to the basement with WCs and showers throughout the building.

AMENITIES

- Air conditioned
- Gas fired central heating to radiators
- Entryphone
- WCs to each floor
- 3 phase supply (100 Amp per phase).
- Available immediately
- Suitable for Class E uses

LEASE

New lease available on terms to be agreed.

ACCOMMODATION

Basement	946 sq. ft. (87.85 sq. m.)
Ground	1,166 sq. ft. (108.30 sq. m.)
First (GIA)	1,325 sq. ft. (123.13 sq. m.)
TOTAL	3,437 sq. ft. (319.29 sq. m.)

USE

Class E (commercial, business and service uses). Suitable for a variety of uses including offices, gym, nursery or medical uses.

VAT

The property is not elected for VAT.

EPC

Band E (112). Expires 31 August 2026.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

UNIT TO LET

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Earls Court
SW5 ORR

Rent: £140,000 per annum exclusive

Strictly by appointment via Sole Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

RATES

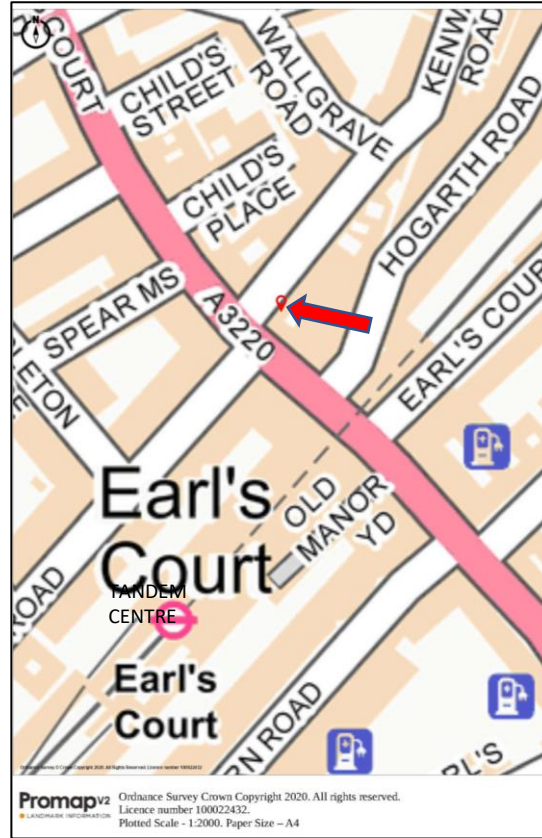
2023 List Rateable Value: £78,500

UBR 2024/2025 - £0.566p in the £

Source: VOA website.

Interested parties should make their own enquiries with Royal Borough of Kensington and Chelsea to confirm the rates payable.

LOCATION PLAN



EPC

Display energy certificate (DEC)

Metropolitan Police
Metropolitan Police
2-4 Kenway Road
LONDON
SW5 0RR

Operational rating: **E**

Certificate number: 0899-9104-3210-0990-3603

Valid until: 31 August 2026

Total useful floor area: 302 square metres

Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO₂) emissions for the last year.

It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).

The typical score for a public building is 100. This typical score gives an operational rating of D.

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C		
76-100	D		
101-125	E	112 E	100
126-150	F		
150+	G		

Previous operational ratings

Date	Operational rating
September 2016	112 E

Total carbon dioxide (CO₂) emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Date	Electricity	Heating	Renewables
September 2016	43	3	0

Assessment details

Assessor's name: Jonathan Crowley EngTech LCIBSE

Employer/Trading name: ENGIE

Employer/Trading address: Pacific House, Imperial Way, READING, RG2 0TF

Assessor's declaration: Contractor to the occupier for non-EPBD services.

Accreditation scheme: CIBSE Certification Limited

Issue date: 10 October 2016

Nominated date: 1 September 2016

This building's energy use

Energy use	Electricity	Other fuels
Annual energy use (kWh/m ² /year)	261	55
Typical energy use (kWh/m ² /year)	197	152
Energy from renewables	0%	0%

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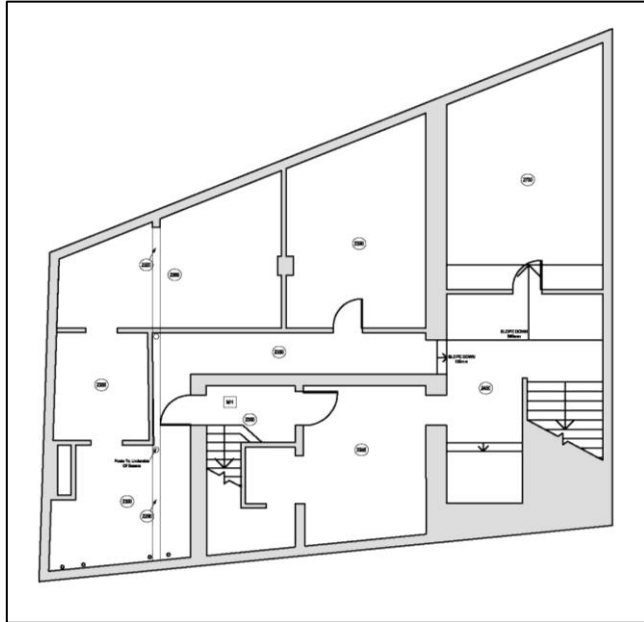
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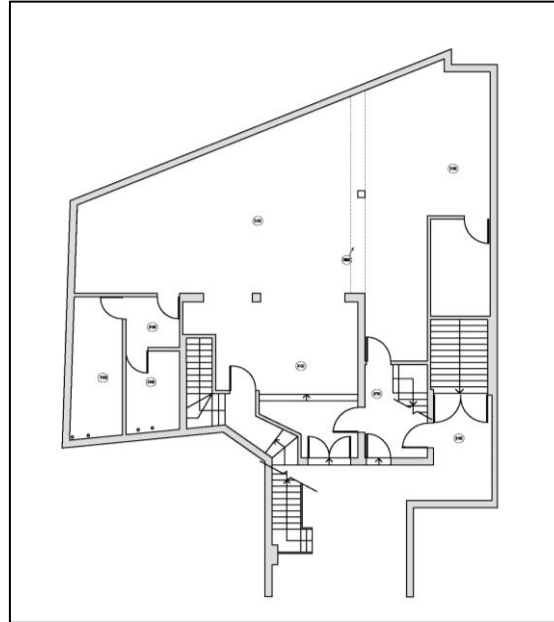
AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

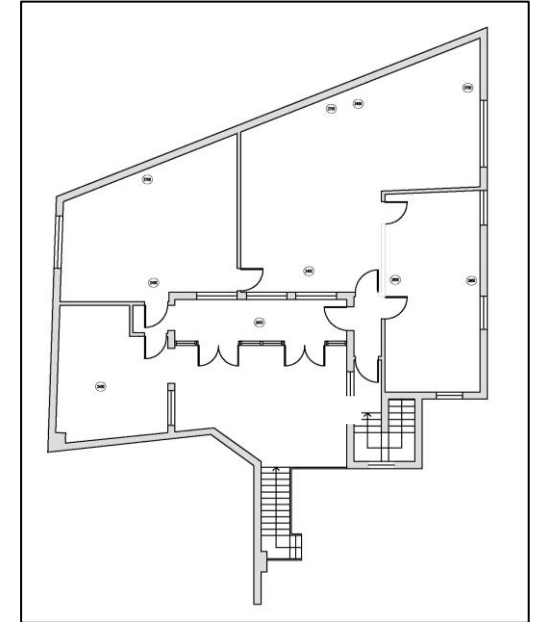
BASEMENT



GROUND FLOOR



FIRST FLOOR



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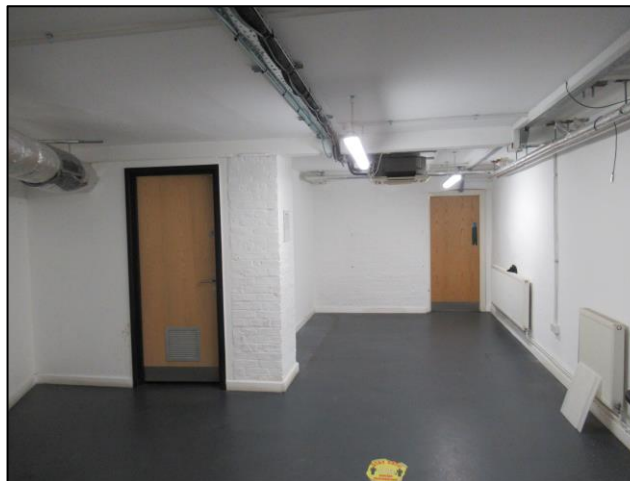
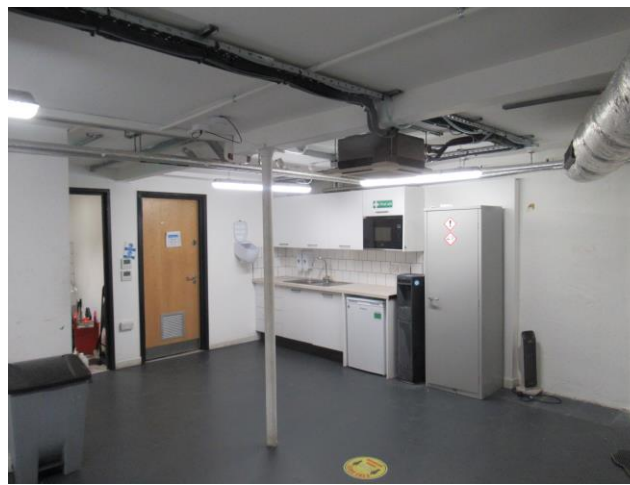
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