

60

Pembroke Road
Kensington W8 6NX

TO LET

1,393 sq ft
(129.4 sq m)
Newly refurbished,
self-contained
office building



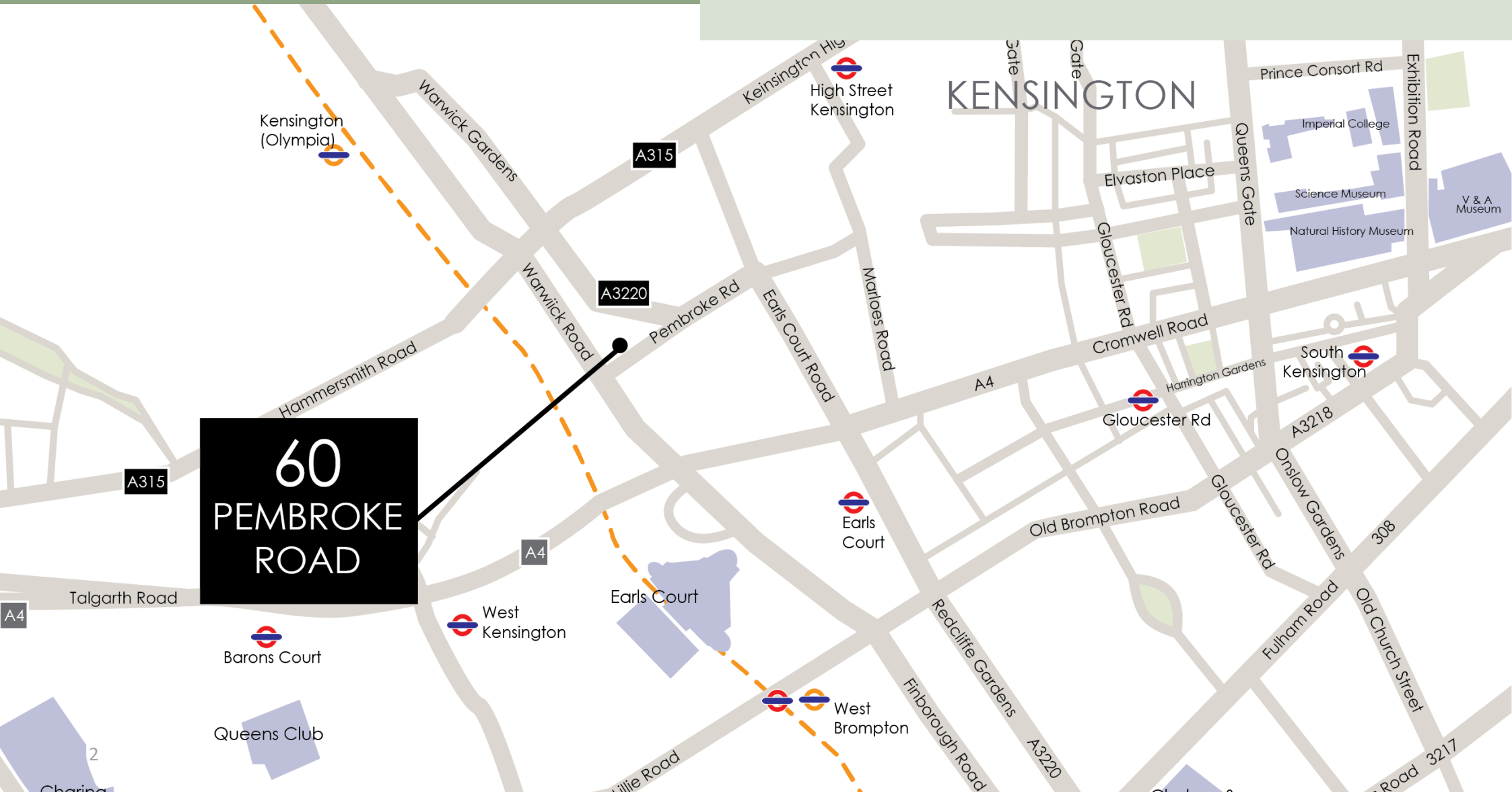
LOCATION

The property is located on the north side of Pembroke Road between its junctions with Cromwell Crescent and Warwick Road. Pembroke Road is in the Royal Borough of Kensington & Chelsea. The property is close to Earls Court, London Olympia and High Street Kensington. The area benefits from excellent transport communications.

TRAVEL

Earls Court London Station (District & Piccadilly lines) is approximately 500 metres to the south providing direct access east into Central London, The City and also west to Heathrow Airport

Kensington Olympia mainline train station (Travel Zone 2) is approximately 600m to the north of the property and provides Overground access around London from Clapham Junction to Willesden Green.





DESCRIPTION

The property comprises ground, first, second and 3rd floor. Sel-contained building with access via Pembroke Road and benefits from good natural light and air conditioning,





AMMENITIES

- Self-contained
- Roof terrace
- Meeting room
- Excellent natural light
- Air-conditioning
- Kitchen
- Shower
- WC

ACCOMMODATION

Floor	Size sq ft	Size sq m
3rd	463	43
2nd	364	33.82
1st	566	52.58
TOTAL	1,393	129.40

RENT

£42.50 per sq ft

RATES

To be confirmed with local authority.

TERMS

Available on a new lease direct from the landlord

EPC

To be assessed.

Misrepresentation Act 1967:

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure May 2023

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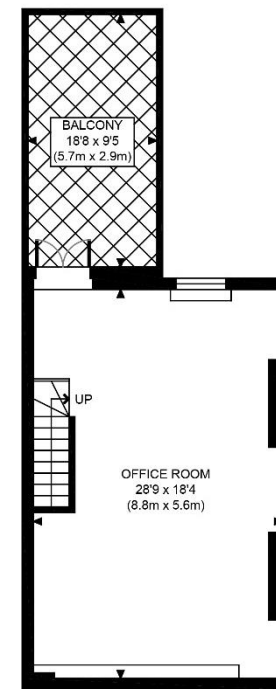
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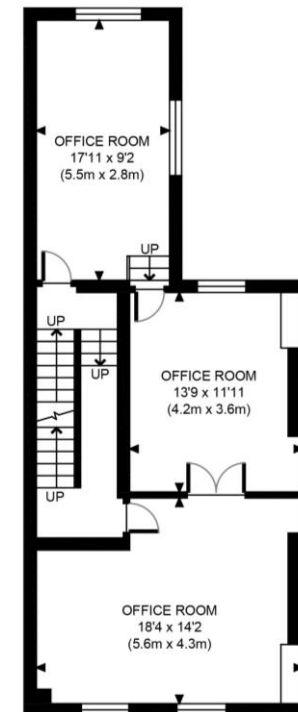
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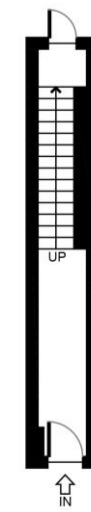
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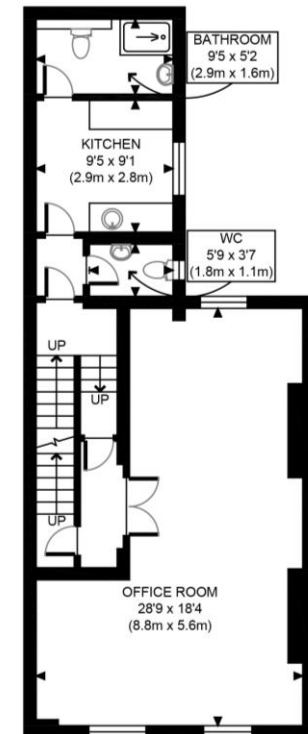
3rd floor



1st floor



Ground
floor
entrance



2nd floor