

66a

Pembroke Road
Kensington W8 6NX

TO LET

1,224 sq ft
(113.7 sq m)
self-contained
office/showroom
or nursery
accommodation
E class user type



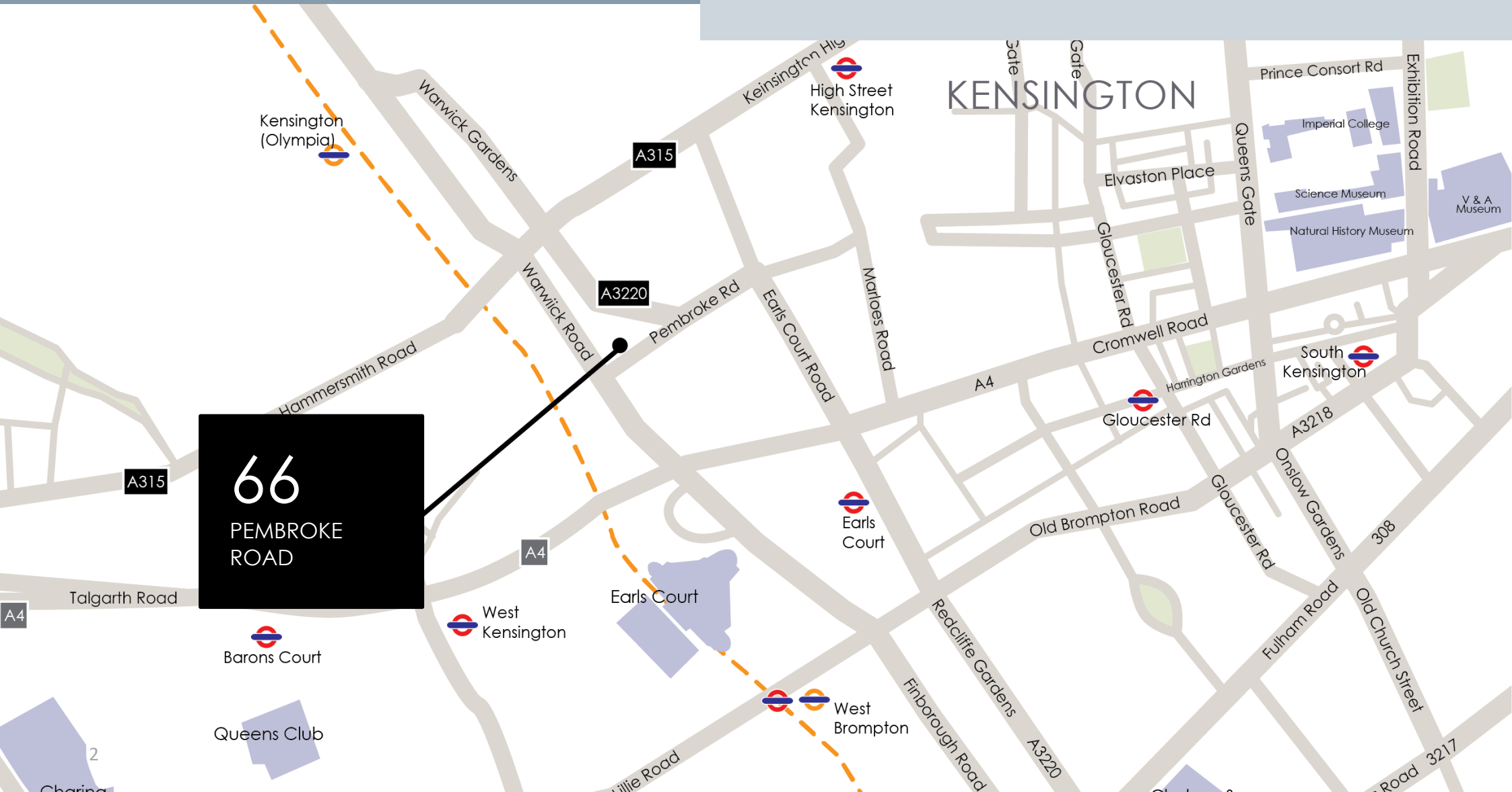
LOCATION

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

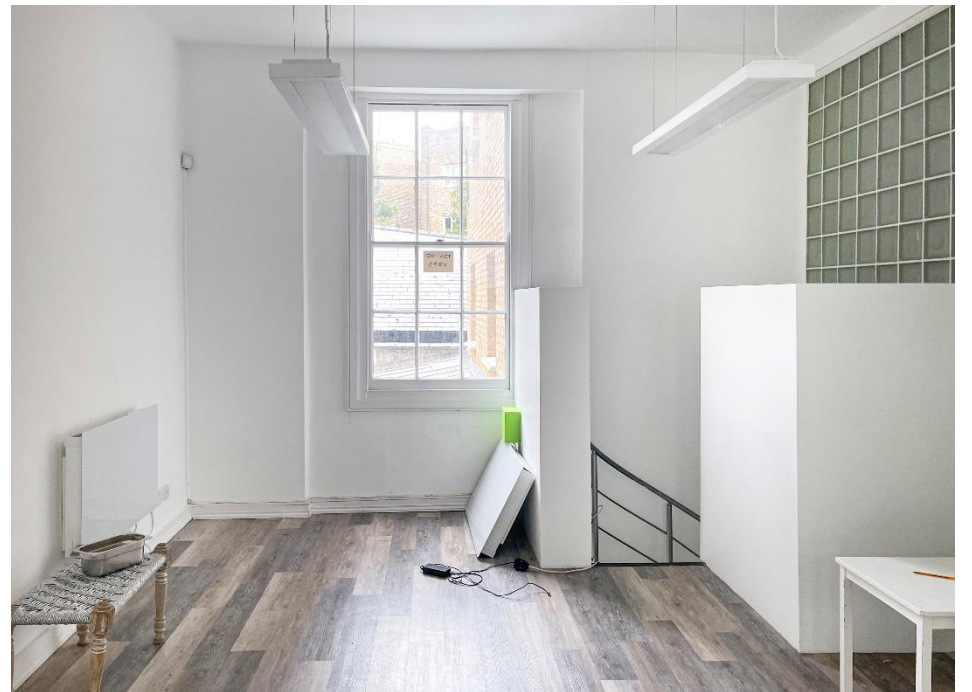
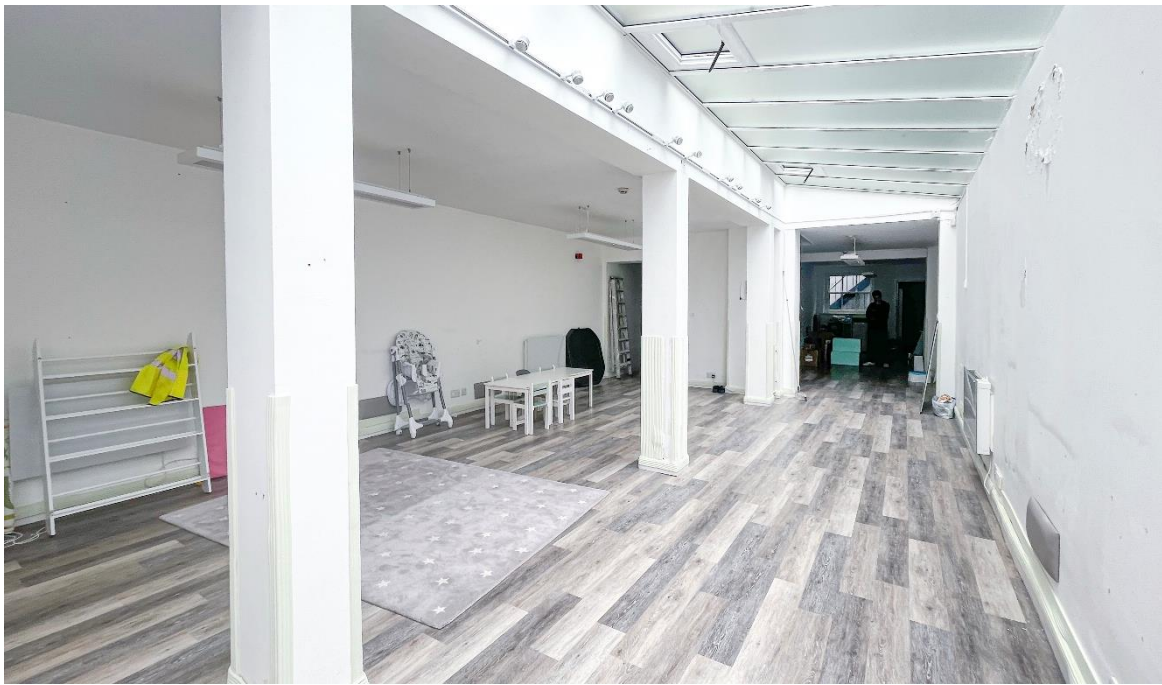
Kensington Olympia mainline train station (Travel Zone 2) is approximately 600m to the north of the property and provides Overground access around London from Clapham Junction to Willesden Green.





DESCRIPTION

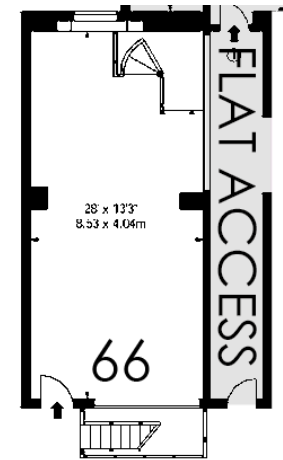
66 Pembroke Road comprises ground & lower ground floors. Self-contained building with access via Pembroke Road and benefits from good natural light





AMMENITIES

- Self-contained
- Excellent natural light
- Wooden floors
- WC's



Ground floor

ACCOMMODATION

Floor	Size sq ft	Size sq m
Ground	-	-
Lower ground	-	-
TOTAL	1,224	113.7

RENT

£40 per sq ft

RATES

£11.31 per sq ft 2023/24 approx. to be confirmed with local authority.

TERMS

Available on a new lease direct from the landlord

EPC

To be assessed.

CONTACTS



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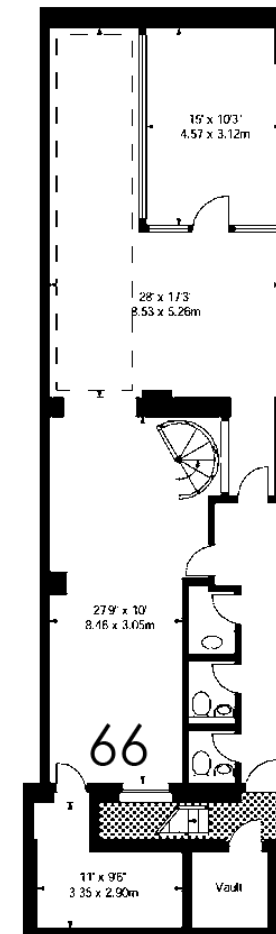
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Misrepresentation Act 1967:
 These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.
 Brochure Oct 2023



Lower ground