

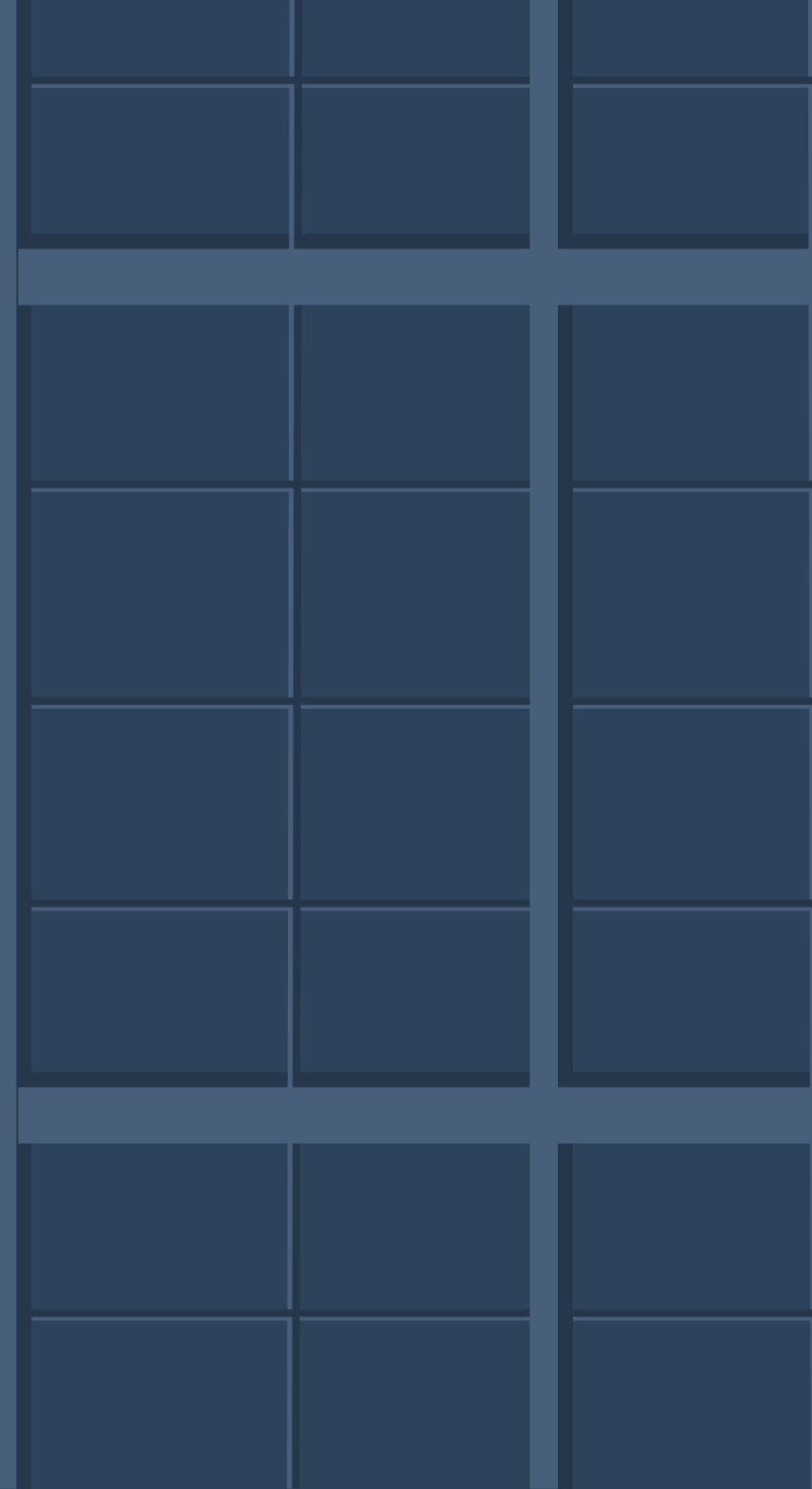
247

— cromwell rd

249

1,500 - 5,777 sq ft Available

LANDMARK WEST LONDON OFFICE BUILDING TO LET



247-249  
CROMWELL RD  
SW5 9GA

## location

The property sits directly between South and West Kensington, on a prime site at the intersection of Cromwell Road and Earls Court/A3220. Cromwell Road is one of the key arterial routes into central London from the west. Public transport links are excellent and Earl's Court underground station is a 5-minute walk, offering excellent east/west and north/south communications via the Piccadilly, District and Circle Lines. Numerous bus routes pass the building along both Cromwell Road and Earl's Court Road.

## description

A landmark west London office building, situated on one of the best known and high-profile intersections in London. Glass clad purpose-built offices over basement, ground, and first to fourth floors. The offices would benefit from redecoration throughout.



247-249  
CROMWELL RD  
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ground floor



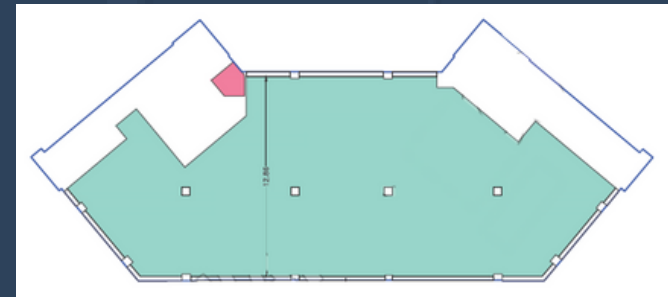
mezzanine

FLOOR	SQM	SQFT
4th	LET	LET
2nd	139	1,500
1st	332	3,579
Mezzanine	216	2,323
Ground	335	3,604
Basement	65	698
<b>TOTAL</b>	<b>1,087</b>	<b>11,704</b>

## specification

- Comfort cooling
- Raised floor
- Suspended ceiling with recessed fluorescent lighting
- Two passenger lifts
- Newly refurbished reception and commissionaire
- Front glass atrium
- Basement storage
- Male and Female WC on each floor
- Surface car parking (subject to availability)
- Double glazing throughout
- 24-hour access

floor plan



ground floor



mezzanine



## RENT

£29.50 per sq ft exclusive

## SERVICE CHARGE

£17.00 per sq ft (will be capped) - Offices  
TBC - Retail

## BUSINESS RATES

£16.75 per sq ft - Offices  
£14.55 per sq ft - Retail

## TERMS

A new lease for a term by arrangement.  
Block Date: July 2025

## VIEW

Strictly by appointment via the sole letting agents.



## FOR MORE INFORMATION

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