Property Particulars

247-249 CROMWELL ROAD, KENSINGTON, LONDON SW5 9GA

Landmark West London Office Building.

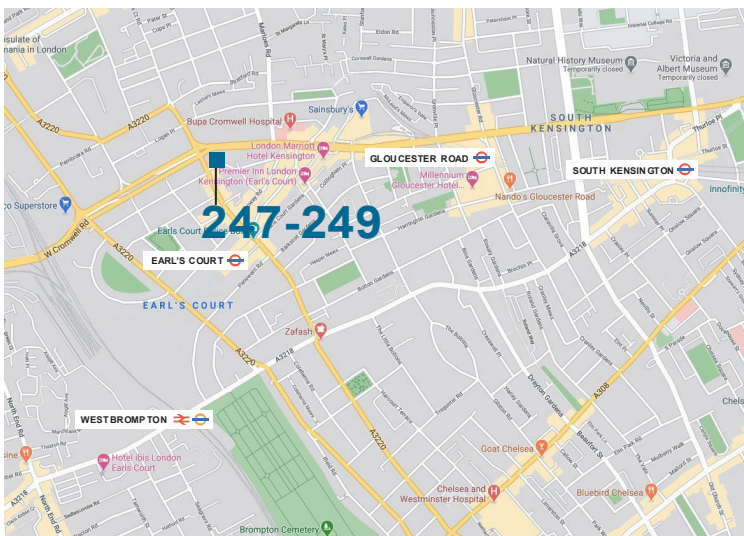# 5,777 sq ft (536 sq m) To Let.

020 7629 5456

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Location

The property sits directly between South and West Kensington, on a prime site at the intersection of Cromwell Road and Earl's Court Road/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.

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 Areas (NIA)

	Sq ft	Sq m
Fourth	LET	LET
Second	1,500	139
First	3,579	332
Lower	698	65
Total	5,777	536

Terms

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

Rent

£29.50 psf exclusive.

Service Charge

TBC.

Business Rates

£16.75 psf per annum.

Viewing

Strictly by appointment via the sole letting agents.

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