



**LEWIS
& CO**

C H E L S E A
R E A C H

78-79 LOTS ROAD
CHELSEA SW10 0RN

**E CLASS SUITES TO LET
80 - 5,737 SQ FT**

CHELSEA REACH

78-79 LOTS ROAD, CHELSEA
SW10 0RN

LEWIS &CO

DESCRIPTION

The property comprises E-class office suites of various sizes to accommodate your business needs.

The suites benefit from kitchenette units, on site parking and 24 hour access.

LOCATION

Chelsea Reach is conveniently located just a five minute walk from Imperial Wharf train station which offers connections to Shepherd's Bush, Stratford and Clapham Junction. Fulham Broadway tube station is also within walking distance of the property.

In addition to the excellent transport links, there are also many food outlets selling lunches within the immediate vicinity. The River Thames is also just a few minutes walk away



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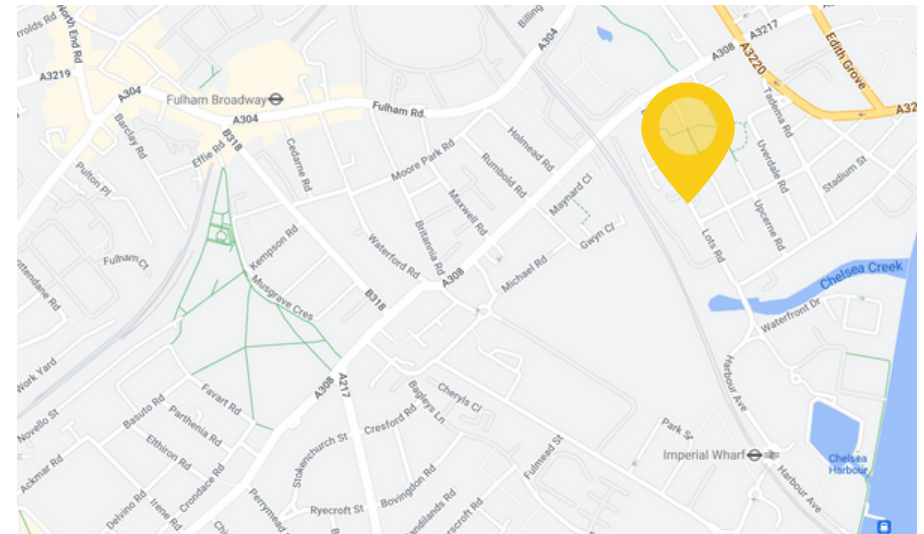


SPECIFICATION

- Flexible terms available.
- On site parking available.
- Excellent transport links.
- 24 hr access.

FLOOR AREAS

Floor / Suite	sq ft	sq m
Ground Unit G0	2,483	231
First Floor Unit 1L	1,619	150
First Floor 1k	433	40.22
First Floor Unit 1K2	484	44.96
Fourth Floor Unit R3	283	26
Fourth Floor Unit R4	256	23
Fourth Floor Unit R9	99	9.1
Fourth Floor R10	80	7.4
Total	5,737	531



TERMS

Available on a new lease up to 5 years.

RENT

Offers in excess of £40 per sq ft.
Fourth floor - £45 per sq ft all inclusive.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

Available upon application.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

ALEX LEWIS

alex@lewisco.co.uk
ddi: 020 3940 5575
mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk
ddi: 020 3940 5561
mob: 07563 393 940

COLLINGHAM HOUSE,
6-12 GLADSTONE RD,
WIMBLEDON, SW19 1QT

020 3940 5575
WWW.LEWISCO.CO.UK