

**LEWIS  
& CO**



1A GERTRUDE STREET

CHELSEA SW10 0JN

**OFFICE TO LET**

**984 SQ FT**



# 1A GERTRUDE STREET LEWIS & CO

CHELSEA, SW10 0JN

## DESCRIPTION

The ground floor consists of a reception, boardroom and open plan office. To the rear of the ground is a door leading into a small meeting room and beyond is a large open plan room with a separate office overlooking a courtyard. All offices benefit from comfort cooling and perimeter trunking.

The ceilings are a mixture of plaster board and suspended ceilings and provide good internal height. The space benefits from a kitchenette, WC and shower and also from 2 car parking spaces.

Virtual Tour:

<https://my.matterport.com/show/?m=iXEDEYxf6Rx>

## LOCATION

The property is located in an excellent position on the North side of Gertrude Street midway between the King's Road and Fulham Road close to the junction with Langton Street. The location is well known for its shops and restaurants. The restaurants nearby include La Famiglia, Medlar, Frontoio and Chicama.

Fulham Broadway Underground station (Circle and District lines) and South Kensington Underground (Piccadilly, Circle and District lines) are within easy walking distance.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use of these particulars is hereby excluded. Compiled October 2023.

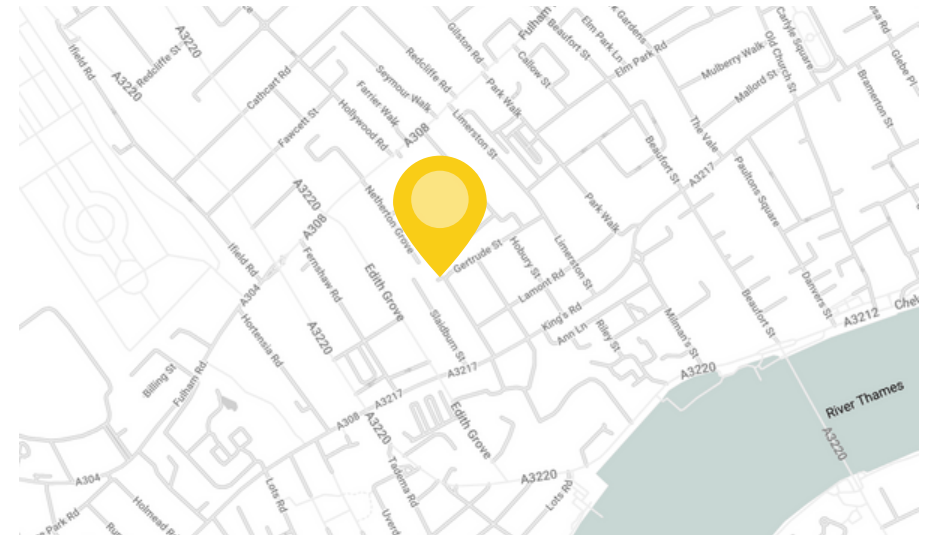


## SPECIFICATION

- 24 hours access
- Comfort cooling
- 2 car parking spaces (£1,500 pa per space)
- Kitchenette

## FLOOR AREAS

Floor	sq ft	sq m
Ground Floor	984	91.42
<b>Total</b>	<b>984</b>	<b>91.42</b>



## TERMS

A new FRI lease available.

## RENT

£37,000 per annum.

## 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 joint 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

### Miles Commercial

Peter Bromwich  
DDI: 020 7581 9722

020 3940 5575  
WWW.LEWISCO.CO.UK