

# 151 Sydney Street

CHELSEA, LONDON. SW3



## Contact

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THE IVY  
CHELSEA GARDEN

Waitrose

THE  
SYDNEY ARMS

GAIL'S  
BAKERY

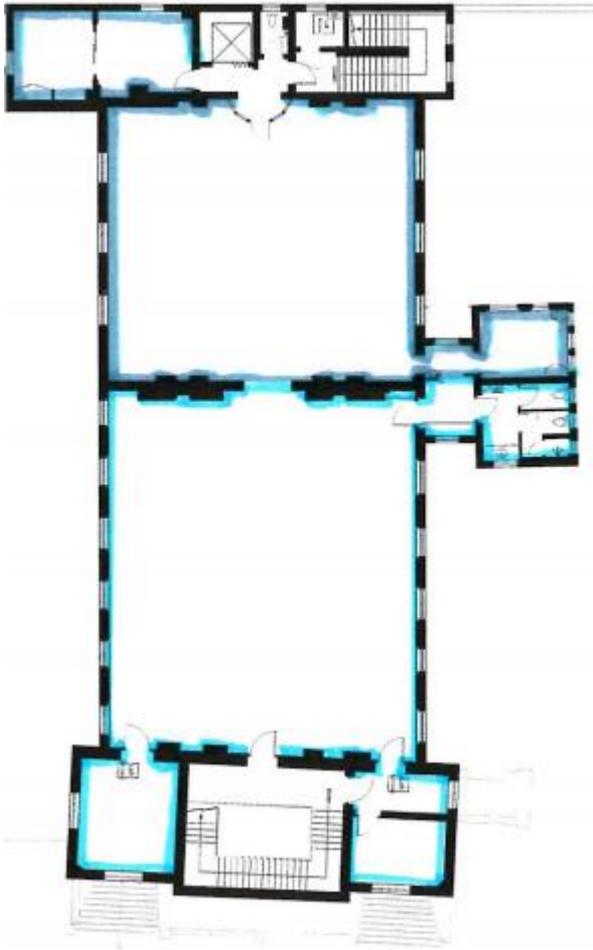


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## Floor Plans



## Location

The premises are on the west side of Sydney Street being close to the junction with the Kings Road.. The location is well known for its shops and restaurants. Sloane Square Underground station (Circle and District lines) is within easy walking distance.

## Accommodation

The premises are entered either through 151 Sydney Street or from 250 Kings Road. There is a wide staircase leading up to all the floors. The offices consist of two bright interconnecting offices with high ceilings and one smaller office adjacent to the main room. Hours of Use: 08.00-20.00 Mon-Sunday  
The approximate areas are as follows:

### Third floor - front

Office	2,468 sq.ft	229.28 sq.m
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### Third floor - rear

Office	1,775 sq.ft	164.90 sq.m
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<b>Total</b>	<b>4,243 sq.ft</b>	<b>394.18 sq.m</b>
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## Rent

£45 psf

## Lease

A new effective full repairing and insuring lease. The lease is contracted outside the provisions of the Landlord & Tenant Act, 1954 Part II as amended

## Rates

### Third floor - front

Rateable value 2019/20: £82,000

### Third floor - rear

Rateable value 2019/20: £74,000

## EPC

Available on request

## Legal Costs

Each party to bear their own



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