

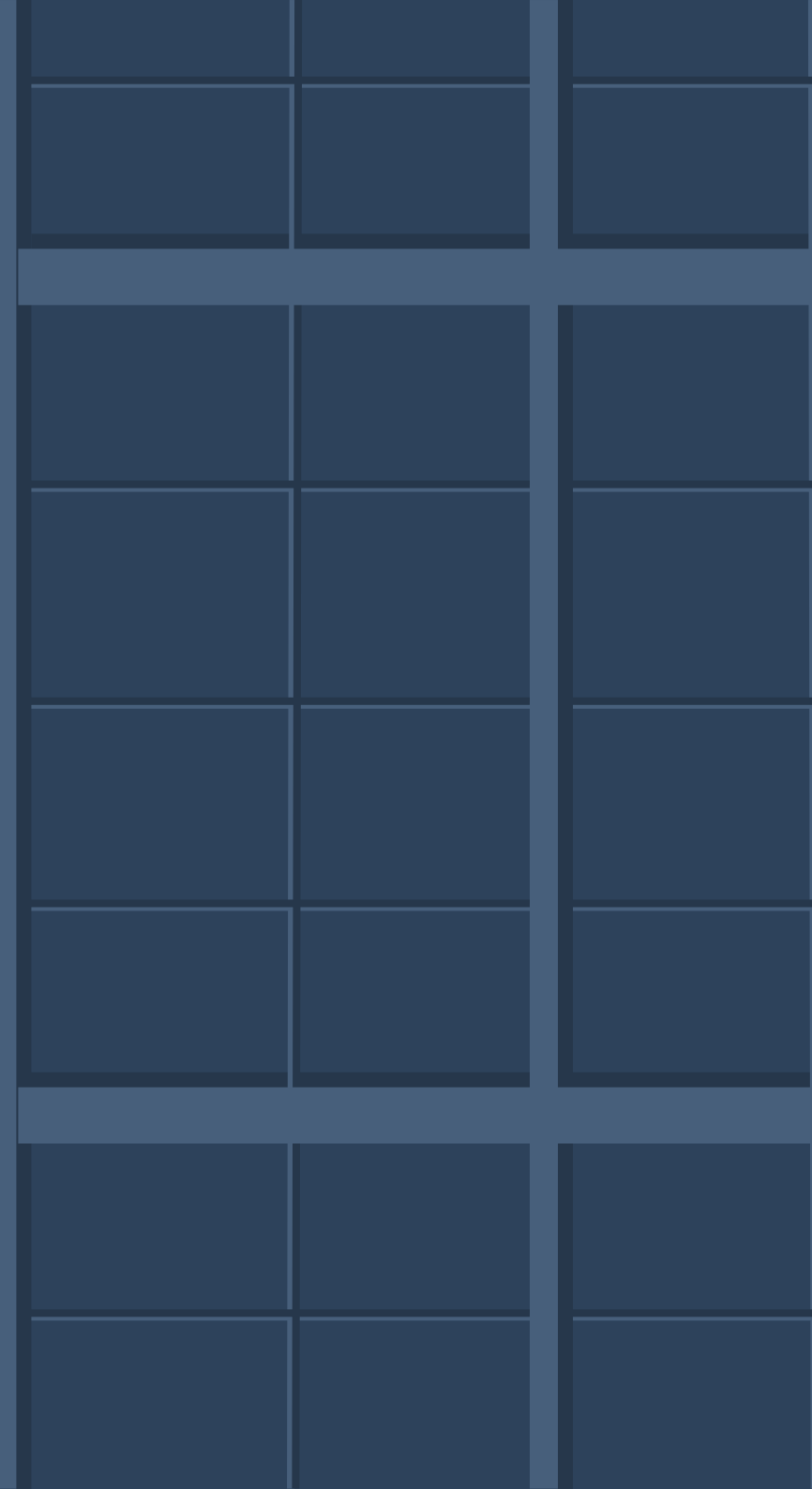
247

— cromwell rd

249

3,579 - 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.

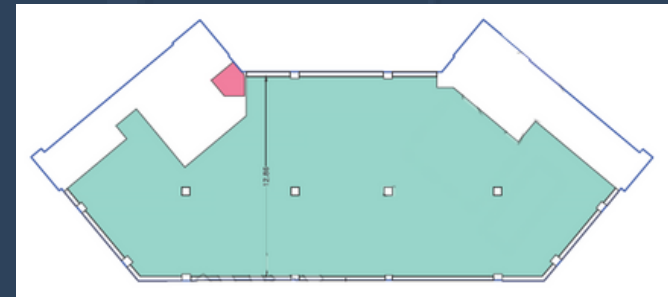
description

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.



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
TOTAL	1,087	11,704

floor plan



ground floor



mezzanine



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

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

Please contact:

ROBERT SKIOLDEBRAND

M: 07769725412

E: robertskioldebrand@brayfoxsmith.com

JAKE STACE

M: 07597 685889

E: jakestace@brayfoxsmith.com