



**TO LET**

**SELF CONTAINED OFFICE – 1,285 SQ FT OF AVAILABLE  
9 REECE MEWS, SOUTH KENSINGTON, LONDON, SW7**



**DESCRIPTION**

Reece Mews provides 1,285 sq ft of Class E space over 3 floors, and a garage which can be used as storage.

The floors are all refurbished to a high standard and have excellent floor-to-ceiling height. The ground floor benefits from excellent natural and a large shop frontage. A spiral staircase connects all three floors, the lower ground floor is fitted out with 10 desks with storage, and the basement provides a fully fitted kitchen.

**LOCATION**

Reece Mews is located between Old Brompton Road and Harrington Road. The area is rich in amenities such as Cadogan Gallery, The Kensington Hotel and Retrofit London. There are many restaurants, cafes and shops in the area like The Hummingbird Bakery, Ole & Steen and Macellaio RC.

Reece Mews is a 3-minute walk to South Kensington Underground Station, which provides access to the Circle, District & Piccadilly Lines.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
Ground floor	365	33.91
Lower Ground Floor	476	44.22
Basement	444	41.25
<b>TOTAL</b>	<b>1,285</b>	<b>119.38</b>

**TENURE**

Leasehold  
Available via a new lease direct from the Landlord.

**EPC**

The property has an EPC rating of B

**AMENITIES / OPPORTUNITY**

- Large shop frontage
- Great natural light
- Good floor-to-ceiling height
- Air conditioning
- W/C's on ground and basement
- Fully fitted kitchen
- Shower
- Garage suitable for storage
- Great transport links

**RENT**

£65,000 per annum

**SERVICE CHARGE**

N/A

**RATES**

Est. £14,720 per annum

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.



**VIEWINGS – 020 7389 1500**

Rachel Good

t: 020 7758 3282

e: rgood@shw.co.uk

Richard Williams

t: 020 7292 9002

e: rwilliams@shw.co.uk



twitter - @SHWProperty



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**MAKING  
PROPERTY  
WORK**



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