



**E CLASS UNIT TO LET**

**EARLS COURT**

**280 OLD BROMPTON RD  
LONDON SW5 9HR**

<b>Location:</b>	The unit is in a good location on the north side of Old Brompton Road, close to the junctions of Finborough Road, Lillie Road and Warwick Road. <b>West Brompton Station</b> (District line) is a few moments away and <b>Earls Court Station</b> (District & Piccadilly lines) is within a few minutes walk. Nearby operators include <b>Tesco, Starbucks, Leyland SDM, Costa, Sabai Leela spa, UK Homes, Troubadour Wines, Vita, Chelsea Dental Spa, The Gojk</b> and <b>The Pembroke</b> . Please see the following link for a location map: <a href="https://goo.gl/maps/PnMpbRi2fsGu4zh9">https://goo.gl/maps/PnMpbRi2fsGu4zh9</a>									
<b>Accommodation:</b>	The property benefits from a wide frontage with fully glazed windows, air-conditioning and extensive lighting. The space currently consists of separately partitioned personal training rooms. Our clients will consider undertaking works to accommodate different uses. Approximate floor areas and dimensions are as follows:  <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;">Net frontage</td> <td style="width: 20%;">22 feet</td> <td style="width: 20%;">6.8 m</td> </tr> <tr> <td>Ground Floor</td> <td>800 sq ft</td> <td>74.3 sq m</td> </tr> <tr> <td>Lower Ground Floor</td> <td>580 sq ft</td> <td>53.9 sq m</td> </tr> </table>	Net frontage	22 feet	6.8 m	Ground Floor	800 sq ft	74.3 sq m	Lower Ground Floor	580 sq ft	53.9 sq m
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<b>Lease:</b>	The property is available by way of a new full repairing and insuring lease for a term to be agreed.									
<b>Rent:</b>	Rental offers are invited exclusive of rates, service charge and VAT.									
<b>Rates:</b>	<table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Rateable Value (2017)</td> <td style="width: 30%;">£50,441</td> <td style="width: 30%;"></td> </tr> <tr> <td>Rates payable (2022/23)</td> <td>£25,170</td> <td></td> </tr> </table> <p>The rates above do not factor in any present discounts applied to the payable sum. Interested parties are advised to make enquiries directly with the local authority.</p>	Rateable Value (2017)	£50,441		Rates payable (2022/23)	£25,170				
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<b>Legal Costs:</b>	Each party to bear their own legal and surveyors costs incurred in this transaction.									
<b>Possession:</b>	Upon completion of legal formalities.									
<b>Viewings:</b>	Strictly by prior appointment through the sole agents:									

**IAN SCOTT INTERNATIONAL**

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**MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991**

Ian Scott International, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. Regulated by the Royal Institution of Chartered Surveyors