

PROPERTY PARTICULARS

71-75 SHELTON STREET, COVENT GARDEN, LONDON WC2H 9JQ www.robincalver.com
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OFFICE TO LET

1,284 sq. ft - 10,476 sq. ft
(119.3m² -973.2m²)

6 Wrights Lane, Kensington W8 6TA

Location	Wrights Lane is situated on the southern side of Kensington High Street adjacent to the underground station (District & Circle Lines).	
Accommodation	The fifth and sixth floors comprising the following approximate net internal floor areas:	
	Sixth Floor	1,284 sq. ft 119.3m ²
	Fifth Floor	1,877 sq. ft 174.4m ²
	Fourth floor	2,195 sq. ft 203.9m ²
	Third floor	2,560 sq. ft 237.8m ²
	Second floor	<u>2,560 sq. ft</u> <u>237.8m²</u>
	Total	10,476 sq. ft 973.2m ²
	The floors are available separately or together.	
Amenities	2 Lifts (one to 6 th floor) Central heating	Cassette air conditioning Perimeter trunking
Lease	Short term lease to June 2022 granted outside the security of tenure provisions of the Landlord & Tenant Act.	
Possession	Immediate on completion of legal formalities.	
Rent	£47.50 per sq. ft exclusive.	
Rates	To be assessed. Estimated £16.30 sq. ft	
Service Charge	£8.50 sq. ft to include, electricity, heating, maintenance of common parts.	
EPC	Band C (fifth and sixth floors)	
Legal Costs	Both parties to bear their own costs.	
Viewing	Through joint sole agents:	
	Robin Calver Tel: 020 7497 0402 Ref: Robin Calver	Monmouth Dean Tel: 020 7025 1390 Ref: Rhys Evans