

Harrington Road, South Kensington SW7

Prominent Corner Fitted Estate Agency Unit

Lease available



Ground & Basement, Petersham House, 29 Harrington Gardens SW7 3HD

Situation & Location

The property occupies a prominent position at the corner with **Bute Street** opposite the **Lycée**, and benefits from the wealthy resident population as well as visitors. **South Kensington Underground** (Circle, District, Piccadilly Lines) is close by. Other businesses represented nearby include Marsh & Parsons, Douglas & Gordon as well as the numerous speciality food and other businesses in Bute Street. Please see location plan below

Description & Accommodation

The property comprises a fully fitted air conditioned estate agents office

Ground floor sales 788 sq ft 73.2 sq m Basement kitchen/breakout 126 sq ft 11.7 sq m Meeting Room 171 sq ft 15.6 sq m Please see floor plan below.

Terms

An assignment of our clients effectively full repairing and insuring lease, inside the Landlord & Tenant Act 1954, expiring 16 April 2029.

Rent £135,000 per annum

Use Permitted use is restricted to the old Class A2 however the freeholders have indicated to our clients that other uses will be considered

Legal Costs Each party to bear their own **Energy Performance Certificate** Rating 96 (Band D)

Business Rates The rateable value for the premises is £40,500 and the rates payable for the year ending 31/03/27 are £17,496. Interested parties should make their own enquiries and confirm:

<https://www.rbkc.gov.uk/business-and-enterprise/business-rates/contact-business-rates-team>

VAT Will Apply **Possession** Immediate upon completion of legal formalities

Contact Sole agents: **JMW Barnard LLP** 17 Abingdon Road, London, W8 6AH.

Tel: 0207 938 3990 Jeremy Barnard jb@jmwbarnd.com

Important Notice: Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is given either during negotiations, in particulars, or elsewhere. Interested parties should satisfy themselves as to condition of property; presence of dangerous or deleterious materials; or functioning of services, which have not been tested. Unless otherwise stated all rents and prices are exclusive of VAT, where applicable.

Notes



Rev.	Date	Notes

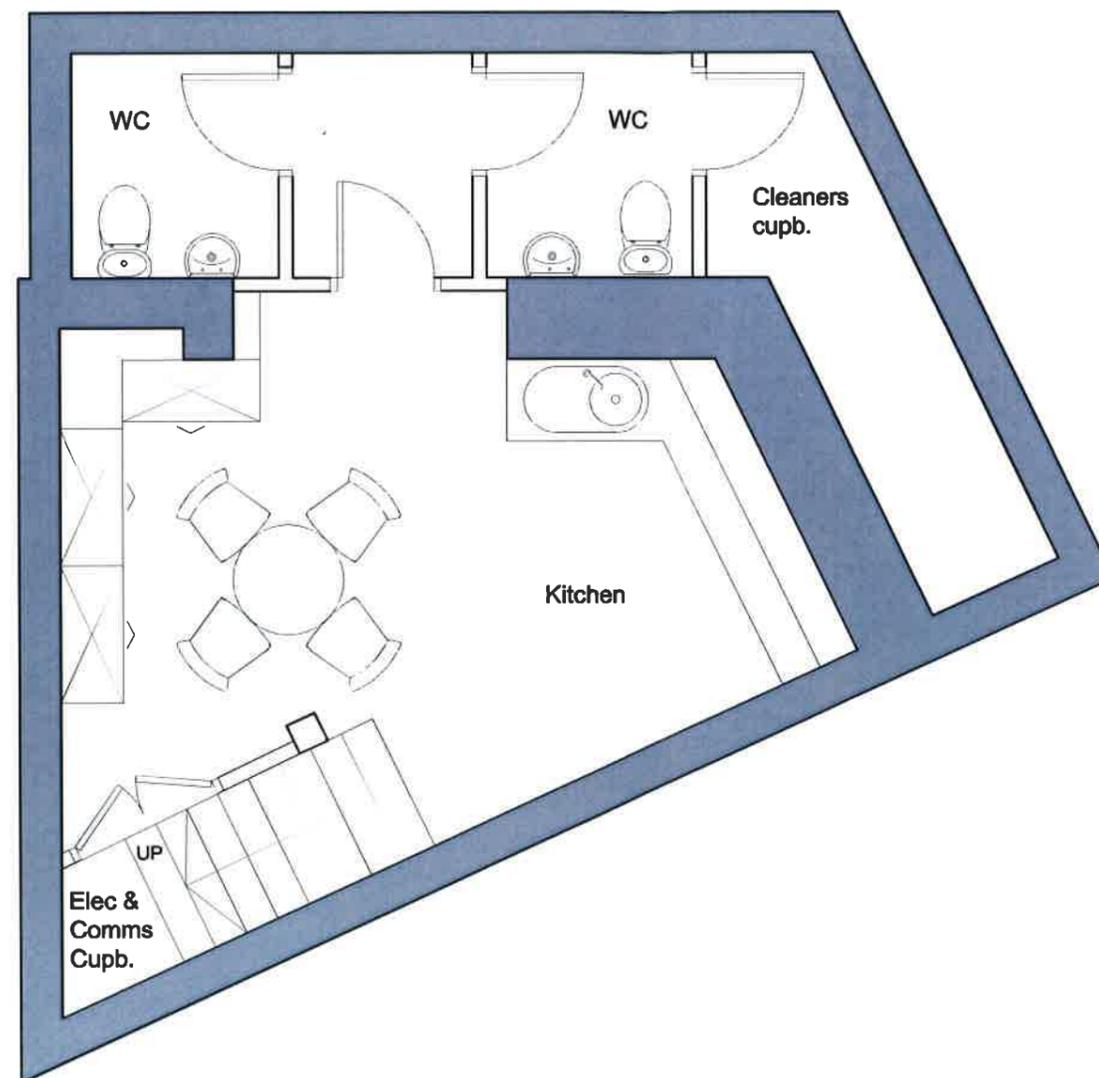
Chord.
 1st Floor Blenheim House
 1 Blenheim Road
 KT19 9AP
 T: 020 3397 1998
 W: www.chordlimited.co.uk

Project KFH South Kensington
 29 Harrington Rd, SW7 3HQ

Title Proposed Ground Floor
 Plan

Scale 1:50 @A3	Drawn by MBR	Date
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Drawing No. CH-127-20-G00	Rev. -
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Notes

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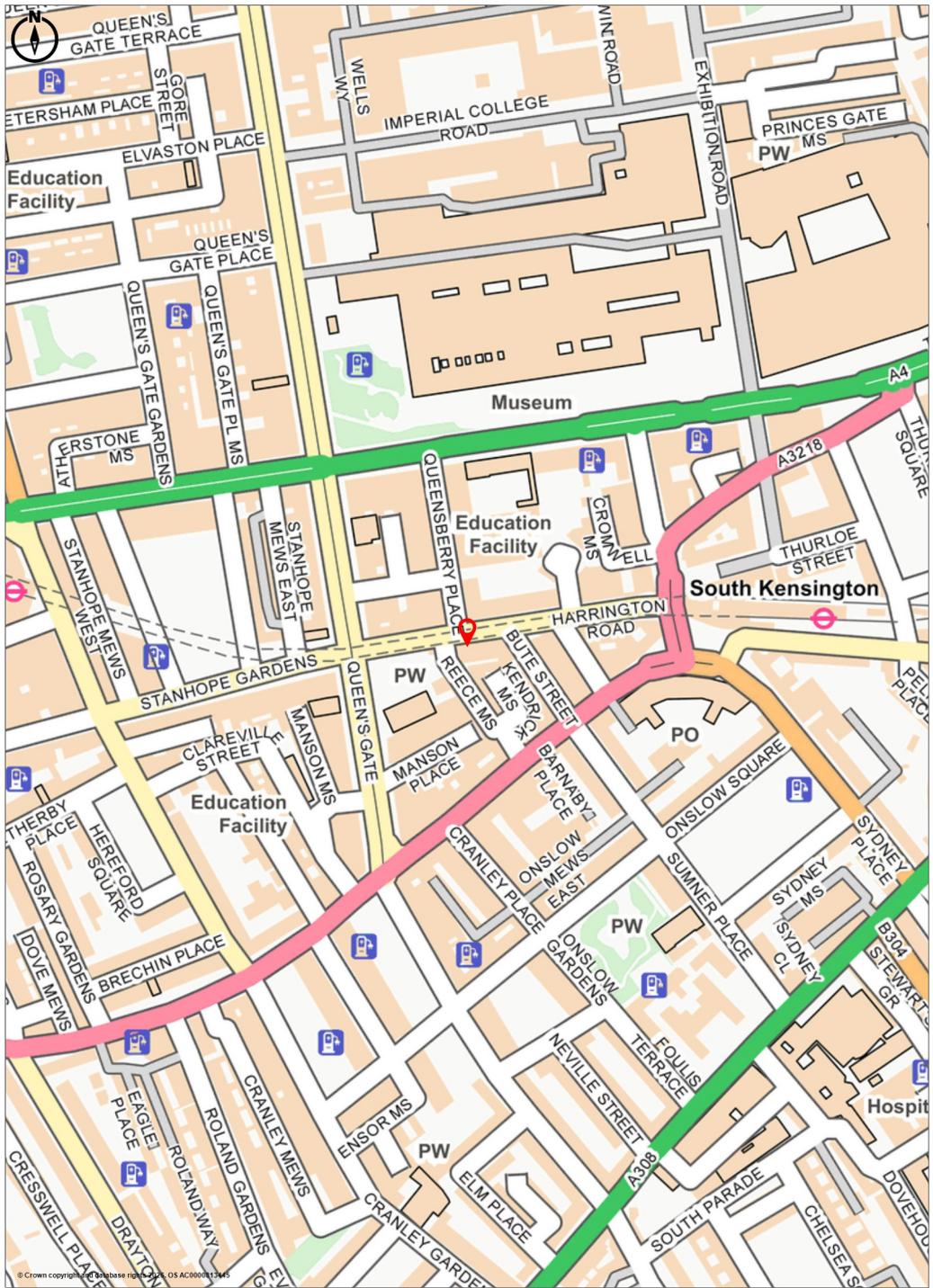
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Title
 Proposed Basement Plan

Scale 1:50 @A3	Drawn by MBR	Date
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LANDMARK INFORMATION

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Plotted Scale - 1:6000. Paper Size - A4