

# EMPEROR'S GATE

114A CROMWELL ROAD  
LONDON SW7



MODERN REFURBISHED OFFICE  
AVAILABLE TO LET

SECOND FLOOR - 5,790 SQ FT (537.9 SQ M)





## DESCRIPTION

The available accommodation comprises the entire second floor of this modern building. The floor is column free and benefits from excellent natural light and impressive common parts.

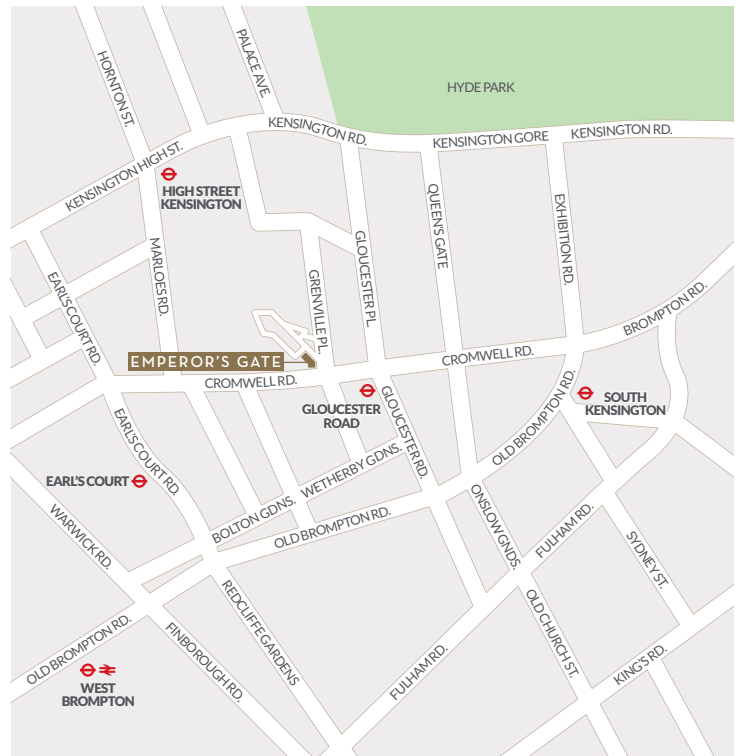
## SPECIFICATION

- Commissionaire
- 2 passenger lifts
- New VAV Air conditioning
- New metal tiled suspended ceiling with LG7 lighting
- Fully accessible raised floors with 125mm void
- Column free
- Car parking is available nearby
- EPC rating - E

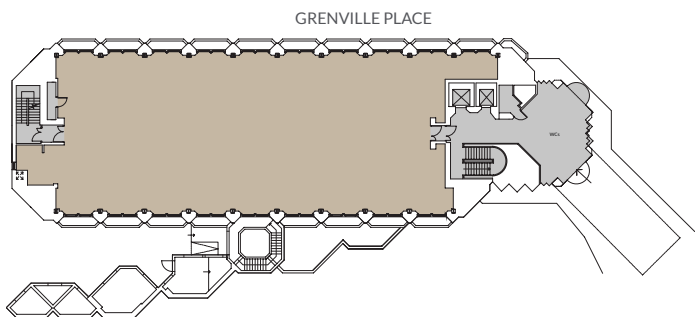
## LOCATION

Emperor's Gate is located in the heart of Kensington in a prominent position on the north side Cromwell Road between Grenville Place and Ashburn Gardens. This location offers a wealth of amenities including; shops, restaurants, hotels and museums.

Transport links are excellent with Gloucester Road (Piccadilly, District and Circle lines) tube station located moments away. High Street Kensington (District and Circle lines) and South Kensington (Piccadilly, District and Circle lines) stations are also within easy walking distance.



## SECOND FLOOR - 5,790 SQ FT / 537.9 SQ M (NIA)



For indicative purposes only (not to scale)



**EDWARD CHARLES  
& PARTNERS W1**  
CHARTERED SURVEYORS

## VIEWINGS

Strictly through sole letting agents.

## TERMS

Upon application.

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