



Photography depicts Chelsea Creek and is indicative only.



Interior of ArtAncient

A PROMINENT ROADSIDE COMMERCIAL
OPPORTUNITY AT CHELSEA CREEK, LONDON'S
MOST FASHIONABLE WATERSIDE DEVELOPMENT.

Unit 11, Lockside House

629 sq ft to 2,225 sq ft (58.4 sq m to 206.74 sq m) available

FOR SALE / TO LET

A1 RETAIL USE (SUBJECT TO PLANNING)



THE PERFECT LOCATION FOR ANY BUSINESS

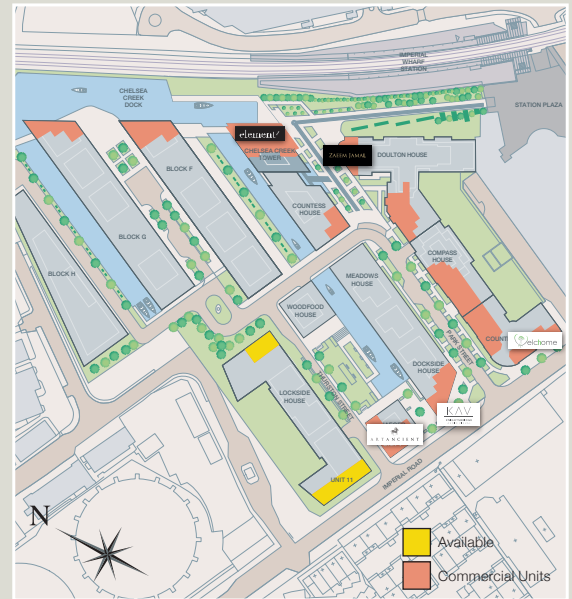
ADJACENT TO IMPERIAL WHARF, CHELSEA HARBOUR AND LOTS ROAD

Chelsea Creek forms an extension to Imperial Wharf, a thriving mixed use development on a site of 32 acres overlooking the river between Chelsea Harbour, the Design Centre, the Harbour Club and The Chelsea Harbour Hotel. The scheme encompasses:

- Approximately 2,146 residential units in Imperial Wharf and Chelsea Creek legally sold or exchanged, with a further 237 planned
- 172 room DoubleTree by Hilton Hotel
- 230,000 sq ft of commercial floor space occupied within Chelsea Creek and Imperial Wharf
- 200 public car parking spaces available at Imperial Wharf

Commercial operators include:

- Tesco Express
- Harris + Hoole
- Roca
- JAB
- Zaeem Jamal
- Art Ancient
- Welhome
- Element 7
- KAV Audio Visual
- Knightsbridge Audio Visual



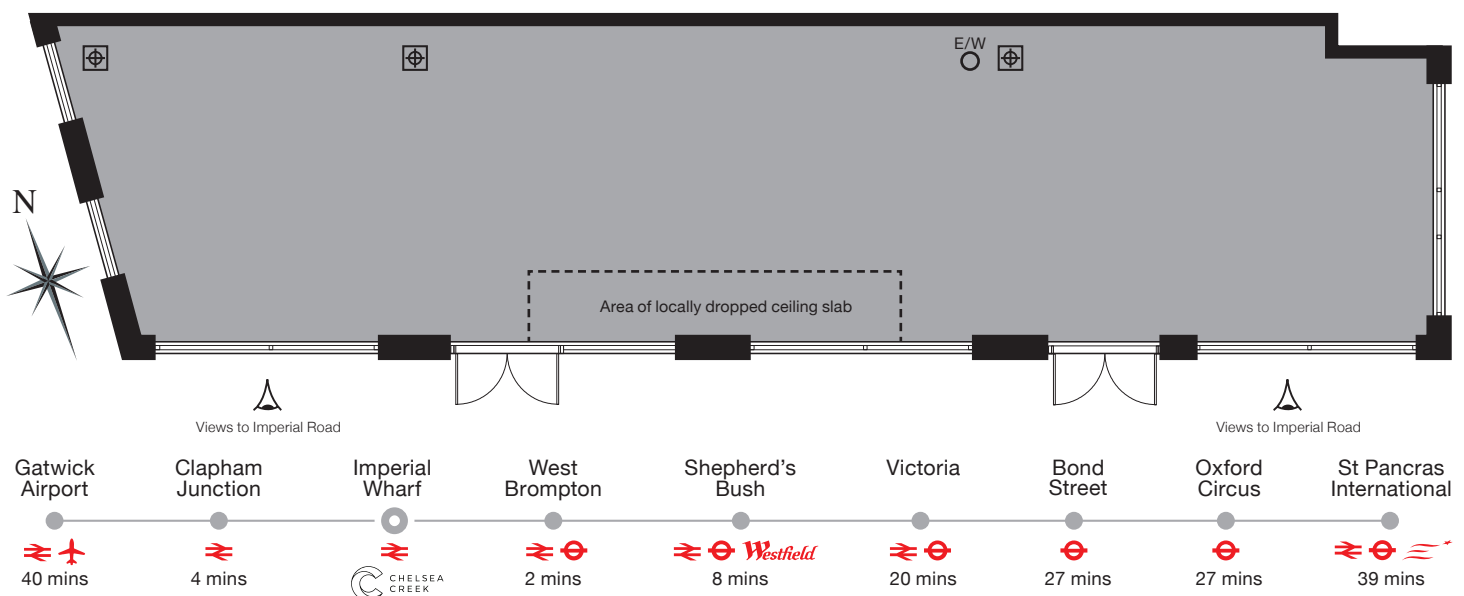
Unit 11

A prominent unit facing Imperial Road, with the benefit of a return onto Thurston Street. Ground floor commercial unit as follows;

2,225 sq ft (206.74 sq m)
(potential to split) Terms available on request

- Fully glazed shop front
- Shell & core with capped off services
- Slab to slab height – 3,600 mm (3,540 mm area of locally dropped ceiling slab)
- Alternative uses considered (subject to planning)
- EPC on request

KEY	
E/W	Electricity/Water
⊕	Capped off Drainage



For further information contact our Commercial Agent:

Mike Wimble/Richard Griston



mike.wimble@knightfrank.com



www.chelseacreek.co.uk

All timings are approximate and serve as a guide only. Travel information sourced from www.tfl.gov.uk. Computer generated images depict Chelsea Creek and are indicative only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Lockside House is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St George to ascertain the availability of any particular property. R306/08CA/0517