

1 – 3 CROMWELL PLACE &  
35 – 36 THURLOE PLACE  
SOUTH KENSINGTON ESTATES – LONDON SW7



# WELCOME

A magnificent Grade II listed terrace of five beautifully restored townhouses, Cromwell Place is a centre for art, culture and community.

We are delighted to offer a range of elegant, light-filled galleries, studios and offices in 1 – 3 Cromwell Place and neighbouring 35 – 36 Thurloe Place available on short or long term leases.

Located in the heart of London's museum district and two minutes from South Kensington tube station, you will join a vibrant community of art galleries, design studios, publishers, fashion brands and other creative businesses.

A high-profile relaunch in January 2025 will see 4 – 5 Cromwell Place host a dynamic curated programme of exhibitions and events that nurture a multiplicity of art forms.

We invite you to join us and become part of our inspiring and diverse creative community.

**Helen Nisbet**  
Artistic Director & CEO



Left: Artistic Director Helen Nisbet in the Lavery Studio in 5 Cromwell Place.  
Photo by Cesare Di Giglio.

Below: New entrance on Thurloe Place due for completion in autumn 2024.  
Visual by Thomas Croft Architects.



# 4 – 5 CROMWELL PLACE

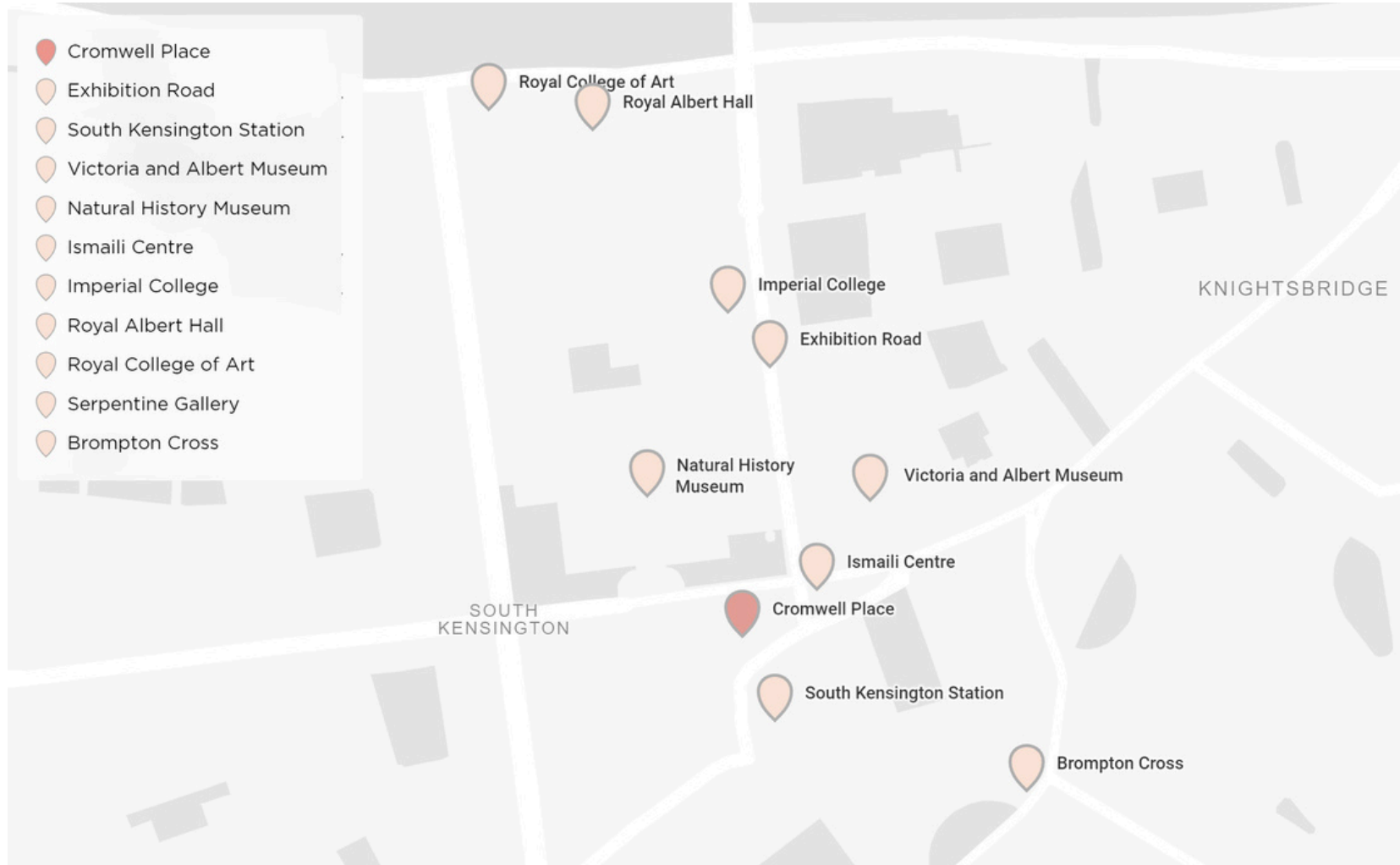
Public galleries, event spaces  
and Cromwell Place Café

# 1 – 3 CROMWELL PLACE

Galleries, studios and offices  
available to lease



# LONDON'S MUSEUM DISTRICT



Located 2 minutes walk from South Kensington tube station, you'll be surrounded by world-leading cultural and educational institutions.

On your doorstep, you'll find the Victoria & Albert Museum, Science Museum, Natural History Museum, Royal Albert Hall, Imperial College, Royal College of Art and much more.

You'll also benefit from easy links to major international transport hubs, including Heathrow Airport and St Pancras International rail station.

# GALLERIES & STUDIOS

Units ranging from 48 sq m (517 sq ft) to 195 sq m (2094 sq ft) are available on short or long term leases.

Throughout the light-filled galleries and studios, there are:

- Ornate staircases, fireplaces, picture rails and cornices
- Minimum 3.5m (11.4 ft) floor to ceiling height
- Automatic passenger lifts

Contact us to discuss rates and availability.



Gallery 3: Second floor, 1 Cromwell Place. 72.7 sq m (782 sq ft)



Arc Gallery: Ground floor, 2 Cromwell Place. 48 sq m (517 sq ft)

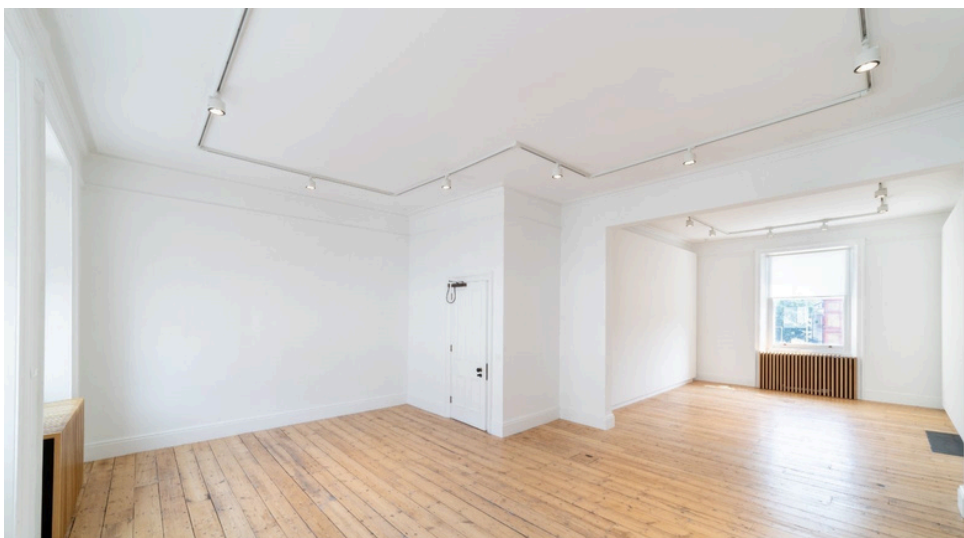
Unit	Building	Floor	Lift	sq m	sq ft
Arc Gallery	2	G	Y	48.0	517
Gallery 1	1	G	Y	55.8	601
Gallery 3	1	2	Y	72.7	782
Gallery 5	2	1	N	56.7	610
Gallery 6	2	2	N	55.9	602
Gallery 7	3	G	Y	48.9	526
35 – 36 Thurloe Place		G & 1	N	195.0	2094



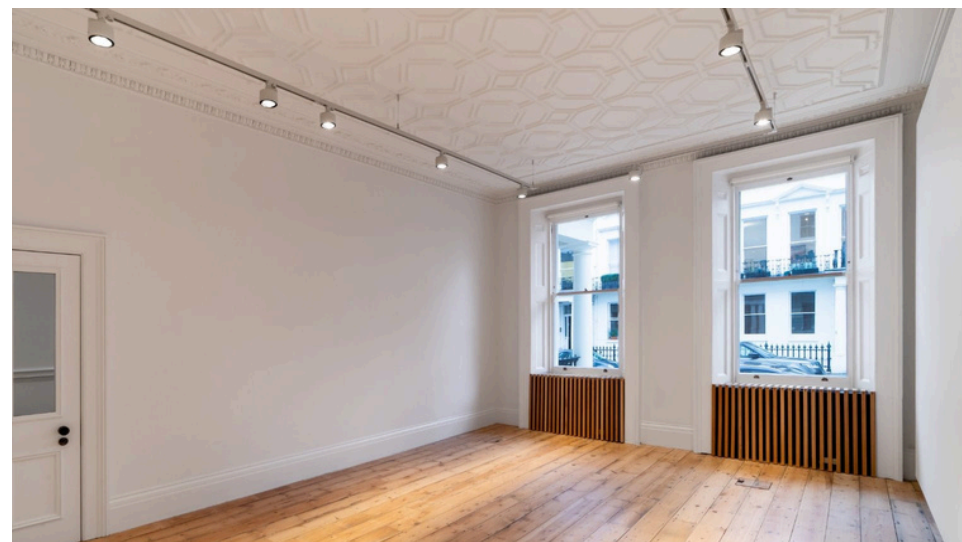
Gallery 1: Ground floor, 1 Cromwell Place. 55.8 sq m (601 sq ft)



Gallery 5: First floor, 2 Cromwell Place. 56.7 sq m (610 sq ft)



Gallery 6: Second floor, 2 Cromwell Place. 55.9 sq m (602 sq ft)



Gallery 7: Ground floor, 3 Cromwell Place. 48.9 sq m (526 sq ft)

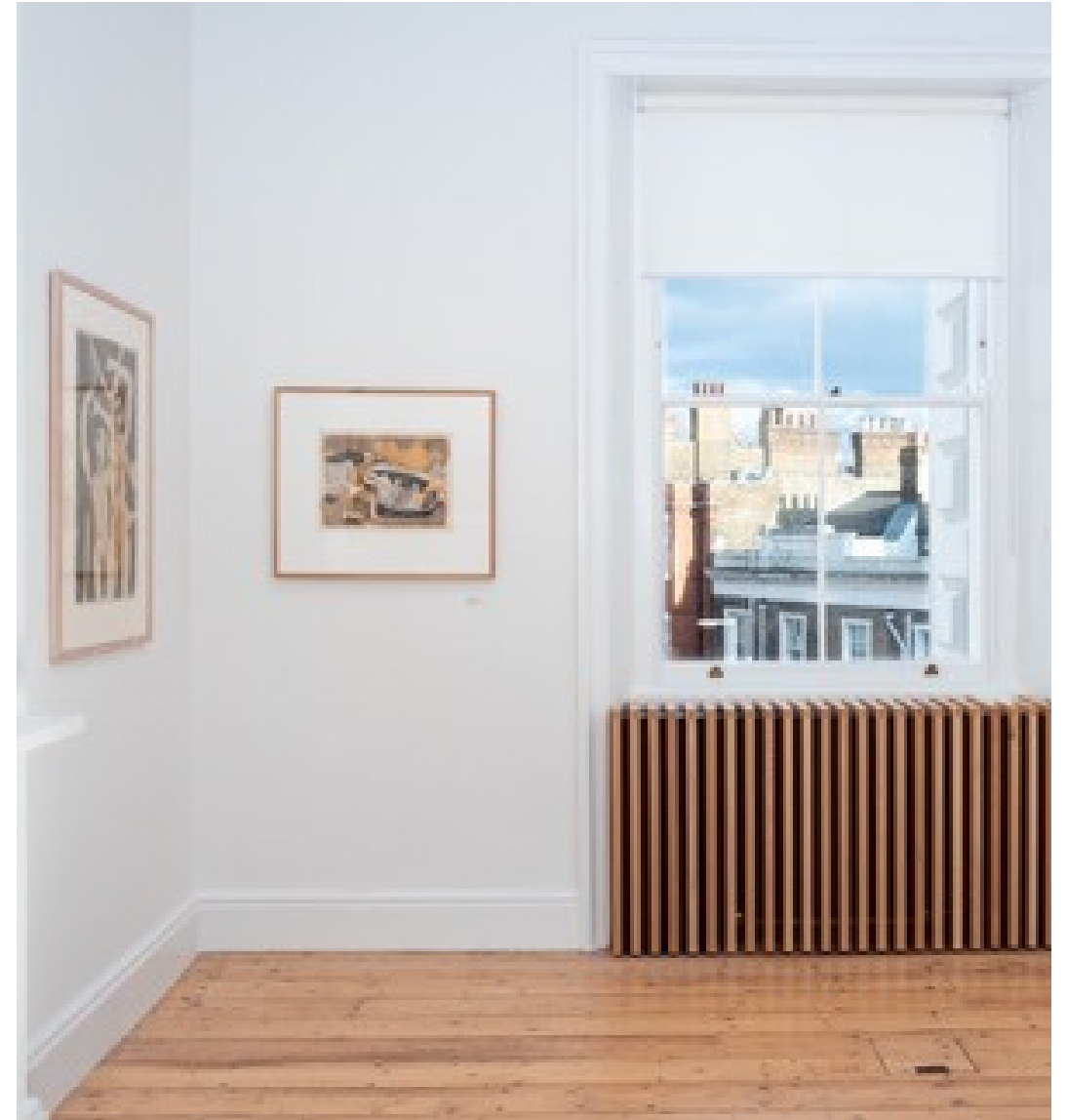
# OFFICES

There is 730 sq m (2,400 sq ft) of light-filled office space available for rent.

Units range from 8 sq m (86 sq ft) to 57 sq m (606 sq ft).

Contact us to discuss rates and availability.

Unit	Building	Floor	Lift	sq m	sq ft
Office C	1	3	Y	22.5	242
Office D	1	4	To 3rd floor	8.0	86
Office F	1	4	To 3rd floor	16.2	174
Office H	2	3	N	8.9	96
Office I	2	3	N	23.9	257
Office J	2	3	N	22.2	239
Office P	3	3	N	22.3	240
Office R	3	4	N	22.2	239
Office V	4	3	Y	21.9	236
Office Z	4	4	To 3rd floor	57.2	606



# 35 – 36 THURLOE PLACE

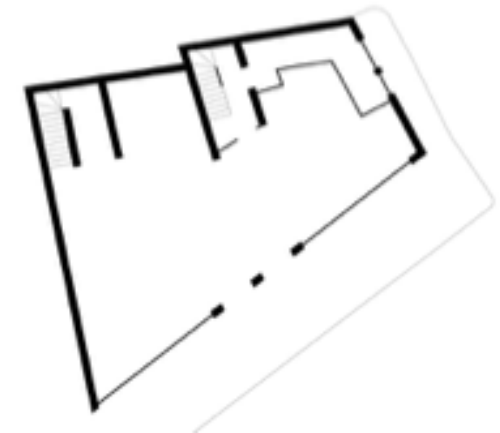
Ground floor: 98 sq m (1,057 sq ft)  
First floor: 97 sq m (1,037 sq ft)  
Total: 195 sq m (2,094 sq ft)



Photo by Olly Bromidge

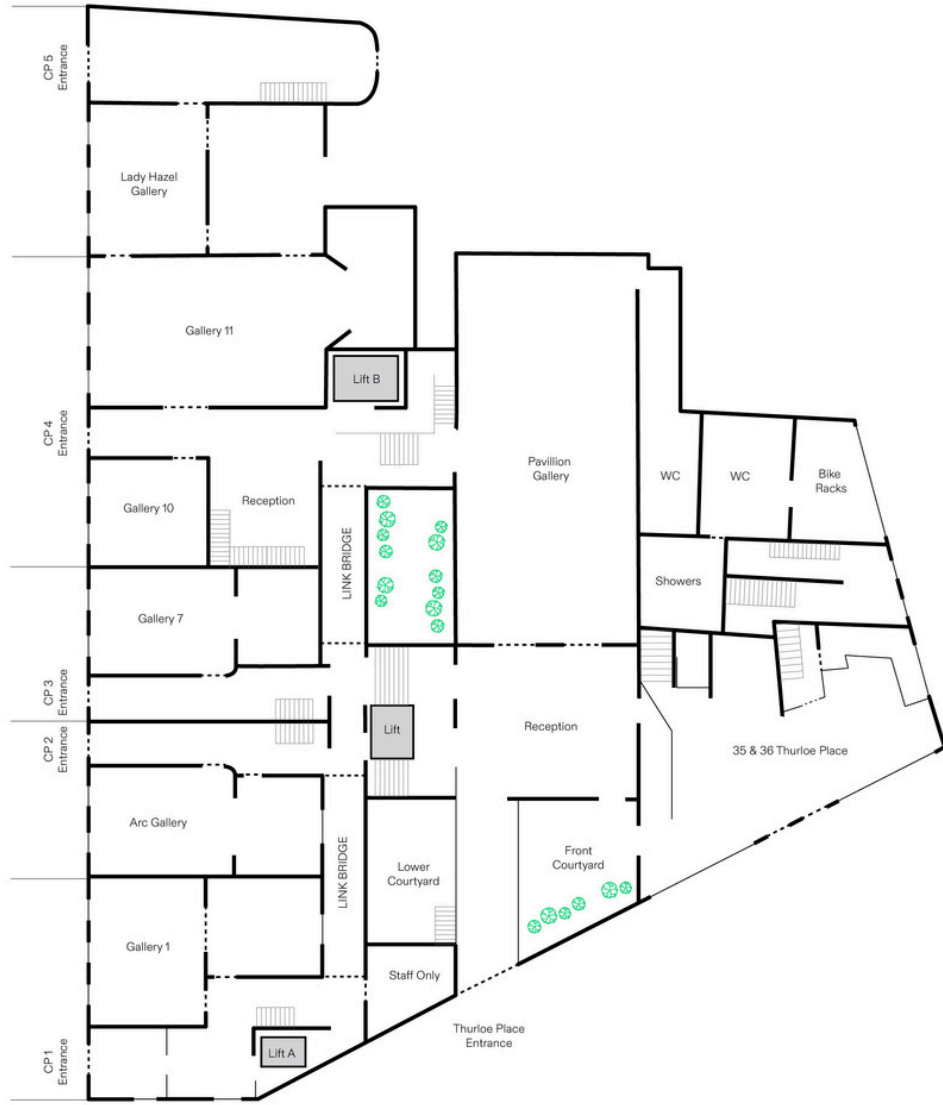


First floor

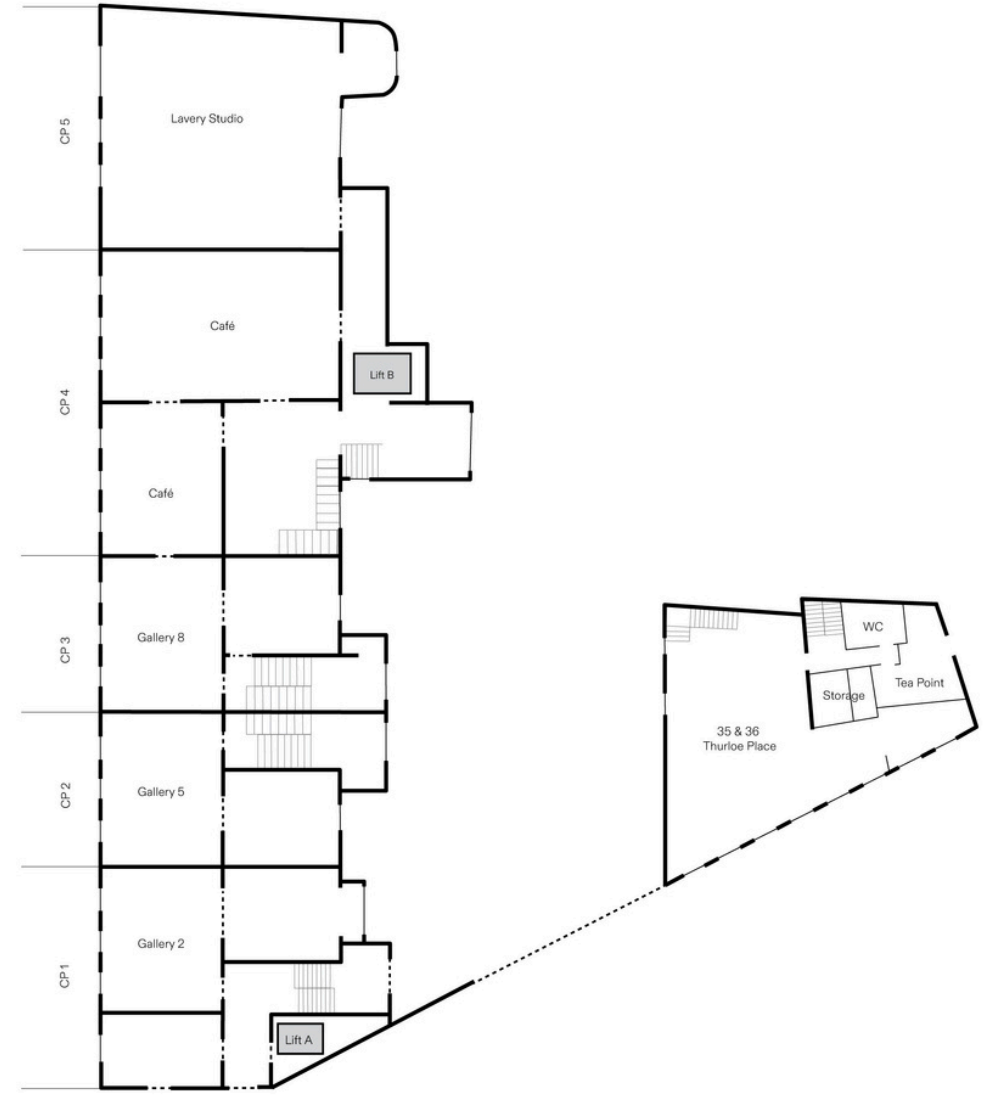


Ground floor

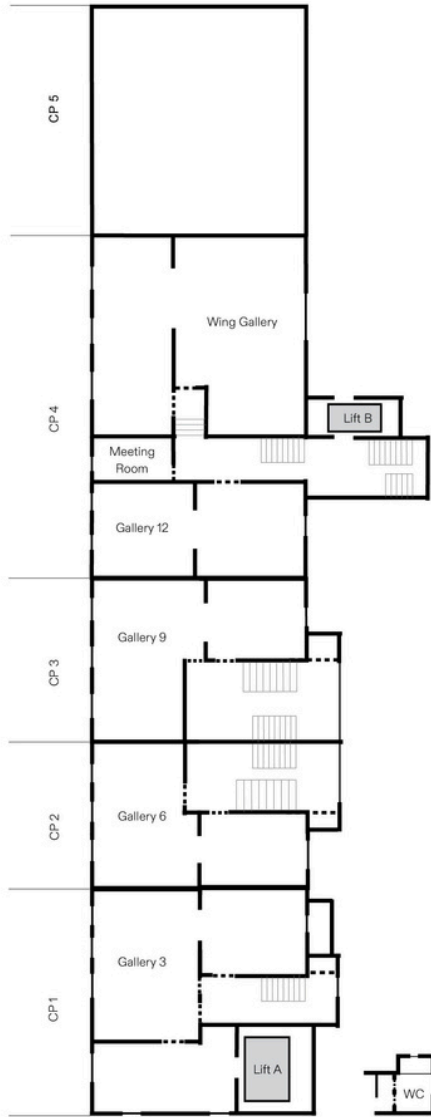




GROUND FLOOR



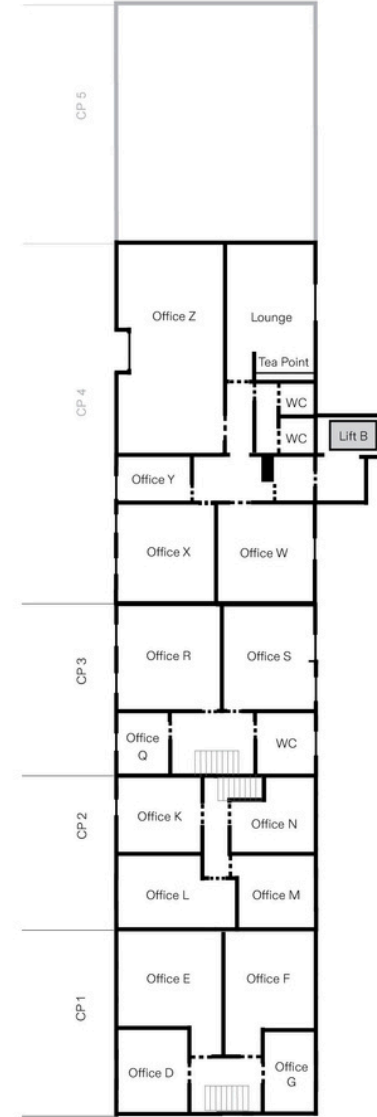
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

# SERVICES & FACILITIES

All galleries, studios and offices come with:

- 24/7 on-site security
- Visitor Services reception
- Post and deliveries concierge
- Business grade Wi-Fi
- Cleaning
- Bike storage
- Shower facilities
- Heating and air conditioning
- High-quality lighting throughout
- Automatic passenger lifts

Additional charged-for services:

- Climate-controlled art storage with gas suppression system
- Professional art technicians on-site
- Flexible hire of viewing rooms
- Meeting rooms available for hire
- Events & Hospitality teams on-site



# PART OF A COMMUNITY

As a tenants, you can choose to engage with our vibrant, creative community as and when it suits you.

- Enjoy our year-round programme of exhibitions & performances
- Meet friends, colleagues or clients in Cromwell Place Café
- Hire our beautiful event spaces to host receptions & dinners
- Make use of our professional art and technical services
- Benefit from publicity generated by a major PR campaign in January 2025



Reception hosted by The Gentlewoman in Cromwell Place Café. Photo by Holly Whittaker.



"Tipping the Balance of Power" panel discussion organised by artnet. Photo by Cesare de Giglio.

# OUR TENANTS

Current tenants include international galleries, art and fashion publications, and other cultural sector businesses including:

- artnet
- Augusta Edwards Fine Art
- Bellmans Fine Art Auctioneers
- The Gentlewoman
- Lehmann Maupin
- Stair Sainty Gallery

# CROMWELL PLACE CAFÉ

Perfect for meetings or entertaining clients, the stylish Cromwell Place Café is led by London gastro-veteran Martin Cohen with interiors by Nick Vinson and a seasonal menu by chef Yohei Furuhasi (formerly of Toklas, The River Café and Petersham Nurseries).



‘The interiors for the Cromwell Place Café stem from Vinson’s extensive research into 20th-century spaces created by celebrated modern architects for some of the most memorable hospitality establishments of the past century.’

Rose Bertoli, Wallpaper\*



Cromwell Place Café. Photos by Maria Bell

# A RICH HERITAGE

South Kensington is an area renowned for its rich heritage in the arts and sciences.

In 1910, there were over 1400 artists in South Kensington, including Irish painter John Lavery whose home and studio was located at 4 – 5 Cromwell Place.

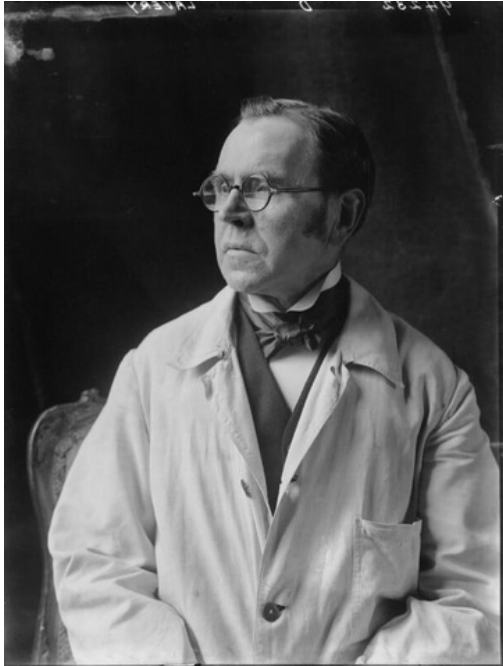
Across the road, John Everett Millais, Emil Otto Hoppé and Francis Bacon all lived at 7 Cromwell Place at various times.

35 – 36 Thurloe Place was previously the studio of Hugh Casson, Director of the 1951 Festival of Britain, President of the Royal Academy, and architect of The Ismaili Centre.

Contact us to arrange a viewing of these beautifully restored historic buildings.

Right: Interior of Sir John and Lady Lavery's home, The Drawing Room by Bassano Ltd. Whole plate glass negative, 28 October 1918 © National Portrait Gallery





Left: Sir John Lavery photographed by Walter Stoneman, 1918 © National Portrait Gallery

Below left: Anne Tallentire's measurement plan, Lavery Studio, 2023. Photo by Anne Tetzlaff

Below right: Francis Bacon, 'Three Studies for Figures at the Base of a Crucifixion', 1944, Tate © The Estate of Francis Bacon. All rights reserved, DACS 2024.



“The studio had a cavernous moth-eaten interior and clear Northern light, which Bacon loved... It was whilst living and working there that Bacon created one of his first great works, ‘Three Studies for Figures at the Base of a Crucifixion’”

Art advisor Garry Scott-Irvine on Francis Bacon and his studio at 7 Cromwell Place



Drawing Room Biennial 2021, Cromwell Place © Drawing Room 2021.  
Photo by Ben Peter Catchpole.



# JOIN US

To enquire about rental values, availability or to arrange a viewing, please contact:

**KLM**  
REAL ESTATE

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Cromwell Place exterior. Photo by Lucy Emms