



Property Particulars

MILES COMMERCIAL

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794 SQ.FT / 73.76 SQ.MTS.

**BLANDEL BRIDGE HOUSE
(Suite 10)**

50/56 SLOANE SQUARE, LONDON SW1



LOCATION:

The premises are on the south side of Cliveden Place at the junction with Sloane Square. The area is well served by high quality bars and restaurants including the well established Colbert restaurant on the ground floor. Sloane Square underground (Circle & District lines) is within a few minutes' walk.

Misrepresentation Act: Miles Commercial Limited for themselves and for the vendors or lessors of the property whose agents they are give notice that :i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an order or contract; ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Miles Commercial Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

ACCOMMODATION: The corner building has undergone a comprehensive refurbishment behind a period facade to provide 3 bright self- contained suites of offices over four floors making it a high quality scheme. The net floor areas are as follows:

Floor areas

Floor	Sq.ft	Sq.mt
3 rd floor - Suite 10	442	41.06
4 th floor	352	32.70

AMENITIES

- * Self contained suite
- * Newly decorated
- * Comfort cooling
- * Male / Female WC
- * Bream rating (very good)
- * LG7 lighting
- * 24 hour access
- * Cat V cabling
- * Fully carpeted

TERMS

LEASE A new effective full repairing and insuring lease for a term of 5 years. The lease being granted outside Part II of the landlord & Tenant Act 1954, on standard Cadogan terms and subject to RPI annual review

RENT £59,000 per annum inclusive of service charge

RATES £22,613.50 2016/2017

LEGAL COSTS Both parties to bear their own costs.

VAT All costs are exclusive of VAT

VIEWING Strictly by appointment through sole agents

Peter Bromwich
Miles Commercial

020 7581 9722

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