



Property Particulars

# MILES COMMERCIAL INVESTMENTS

INVESTMENT & PROPERTY CONSULTANTS

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## FOR SALE GARAGE/WORKSHOP



**CHELSEA**  
**5,068 SQ.FT/470.83 SQ.MTS**

**Lower Ground Floor South**  
**Nell Gwynn House, Sloane Avenue**  
**LONDON SW3 3AX**

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**LOCATION** The premises are located on the corner of Draycott Avenue and Cadogan Street to the rear of Nell Gwynn House. The area is well served by shops and restaurants and South Kensington underground (circle, district and Piccadilly lines) is within seven minutes Walk.

**DESCRIPTION** The garage is approached by a ramp off Cadogan Street leading down into the Workshop via wide sliding and folding doors. The workshop consists of hard standing area for 20 cars with a rear storeroom and to the front ancillary offices. The gross internal area is:

Lower Ground Floor - 5,068 sq.ft 470.83 sq.mts



FLOOR PLAN NOT TO SCALE

**AMENITIES**

- \* Three Phase electricity
- \* Sprinkler system
- \* Working height 2.69 metres
- \* Kitchenette
- \* Compressed air
- \* Exhaust air handling system
- \* WC
- \* Shower

**TENURE** Long Leasehold

**LEASE** An effective full repairing and insuring lease sub-lease for a term of 125 years from 1<sup>st</sup> January 1974 (82 years unexpired). The initial ground rent is £50 which doubles every 25 years

**PRICE** Offers invited in excess of £3,500,000 subject to contract and exclusive of VAT.

**RATES** Rateable Value £33,250

**CONTACT** For further information please contact Peter Bromwich  
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