



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street  
Knightsbridge  
London SW3 2ND  
Tel : +44 (0)20 7581 9722  
Fax : +44 (0)20 7584 2858

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## OFFICES & STORAGE TO LET

**1a, GERTRUDE STREET, LONDON, SW10**

**1,690 SQ.FT / 157.00 SQ. MTS**



### LOCATION

The premises are on the north side of Gertrude Street being midway between the World's End Kings Road and Fulham Road in an area known as The Beach. Close by are high quality shops and restaurants with M&S Simply Food, Sainsburys, Sophie's Steak House being close. The area is well served by buses providing transport to Sloane Square underground (Circle&District lines) or Fulham Broadway (District line).

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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 offices are approached through a shared ground floor entrance with the offices being off to the left of the lobby area providing a large front office overlooking the street with an adjacent boardroom. To the rear of the ground floor are two further offices with one of the offices overlooking a private garden. There are useful storage rooms in the basement.

Approximate net area is as follows:

Ground floor offices	1,308 sq.ft	121.50 sq.mts
Basement storage	382 sq.ft	35.48 sq.mts

## **AMENITIES**

- \* Central heating
  - \* 24 hour access
  - \* WC facilities
  - \* Kitchenette
  - \* Fully carpeted
  - \* Self-contained
- \*2 car parking spaces

## **TERMS**

### **LEASE**

A new full repairing and insuring lease by way of a service charge for a term by arrangement. The lease contracting outside of the provisions of the Landlord & Tenant Act 1954 Part II as amended.

### **RENT**

£62,000 pax

### **SERVICE CHARGE**

£TBC

### **RATES**

RV. Offices £39,250

RV Storage £3,550

### **POSSESSION**

January 2018

### **VIEWING**

Strictly by appointment through sole agents

**Peter Bromwich/Ross Crummey**

**Tel: 020 7590 8951**

[peter@milescommercial.co.uk](mailto:peter@milescommercial.co.uk)