



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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**SHORT TERM
(NIL RENT!)
OFFICES TO LET**

1,604 -5,514 SQ.FT / 149 -512.26 SQ.MTS.

3 YEOMANS ROW, LONDON SW3

LOCATION

The premises are on the corner of Yeomans Row and Brompton Road in an area renowned for high quality shops and restaurants. South Kensington underground (Circle & District and Piccadilly Lines) and Knightsbridge underground (Piccadilly line) are all within a few minutes' walk.

ACCOMMODATION

The offices are arranged over the first and second floors to provide a mixture of open plan and individual offices on the first floor and mainly open plan on the second floor. The net floor is:

1st Floor	3,910sq.ft	363.24sq.mts
2 nd Floor	1,604 sq.ft	149.01 sq.mts

AMENITIES

* Air conditioning	* Cat II lighting
* Part wood floors	* Suspended ceiling
* 24 hour access	* Shower

TERMS

LEASE

A new lease for a term up until May 2018, thereafter subject to a 1 monthly rolling break clause. The Lease is outside the 54 Act part II (as amended)

**RENT
RATES**

Nil rent
1st Floor – £23.09 per sq.ft
2nd Floor - £18.36 per sq.ft

VIEWING

Strictly by appointment through sole agents.

**Peter Bromwich/ Ross Crummey
Tel. 020 7581 9722**

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