



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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## **New instruction**

**SOUTH KENSINGTON – OFFICES TO LET  
491 SQ.FT / 45.62 SQ.MTS.**

**25 THURLOE STREET, LONDON SW7**



**LOCATION** The offices are on the north side of Thurloe Street close to Exhibition Road. South Kensington Underground station (Piccadilly, Circle and District lines) is within two minutes' walk.

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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.

<b>ACCOMMODATION</b>	The offices are in an attractive period building providing two interconnecting rooms with high ceilings. The front office overlooks Thurloe Street with the benefit of a balcony. The approximate floor areas are:	
	First floor	491 sq. ft. 45.62 sq.mts.
<b>AMENITIES</b>	* 24 hour access * WCs	* Fully carpeted * Comfort cooling
<b><u>TERMS</u></b> <b>LEASE</b>	A new lease for a term of 5 years contracting outside the provisions of the Landlord & Tenant Act 1954 Part II as amended.	
<b>RENT</b>	£30,750 pax	
<b>RATES</b>	£13,680.75 pa (17/18) (we advise interested parties to make their own enquiries with the local rating authorities)	
<b>S. CHARGE</b>	£2,958.17 per annum + Estate Charge £249.61 per annum	
<b>VAT</b>	The building is elected for VAT	
<b>POSSESSION</b>	Immediate upon completion of legal formalities	
<b>VIEWING</b>	Strictly by appointment through sole agents.	

**Peter Bromwich / Ross Crummey**

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