



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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STUDIO/ OFFICES TO LET

1,1,22 SQ.FT. / 104.23 SQ.MTS)

New Instruction

First Floor Offices – 250A KINGS ROAD, LONDON SW3



LOCATION

The premises are on the north side of the Kings Road at the junction with Sydney Street. The location is well known for its shops and restaurants. Sloane Square Underground station (Circle and District lines) is within easy walking distance.

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 premises are entered through a shared entrance hall from Kings Road leading to a reception area with a staircase leading up to the first floor where there is one large open plan room with high ceilings.

The approximate net area is as follows:-

	sq.ft.	sq.mts.
1 st floor Offices	1,122	104.23

AMENITIES

* Fully carpeted	* Self contained
* High ceilings	* 24 hour access
* Central heating	* WC

TERMS

LEASE A new effective full repairing and insuring lease for a term until 24th March 2021. The lease is contracted outside the provisions of the Landlord & Tenant Act, 1954 Part II as amended

RENT £58,900 pax

RATES £21.60 per sq.ft pa (interested parties are advised to make their own enquiries with the local Authorities)

SERVICE CHARGE £9.97 per sq.ft per annum

VAT VAT is payable

LEGAL COSTS Each party to be responsible for their own legal costs

OCCUPATION April 2018

VIEWING Strictly by appointment through sole agents

Peter Bromwich
Miles Commercial
020 7581 9722

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