



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

---

**+44 (020) 7581 9722**

---

## **preliminary details**

### **SHOWROOM/OFFICE**

#### **For Sale**

**SOUTH KENSINGTON**

**1,416 SQ.FT / 131.55 SQ.MTS.**

**146 OLD BROMPTON ROAD, LONDON SW7**



### **LOCATION**

The premises are on the north side of Old Brompton Road with a side entrance onto Dove Mews. The space is within a short walk to South Kensington and Gloucester Road Underground stations (Piccadilly, Circle and District lines).

---

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 self-contained space provides a retail / showroom and ancillary offices in shell condition over the ground floor with an internal staircase leading down to an attractive open plan area on the lower ground floor. The approximate floor areas are:

Ground floor	288 sq.ft	26.75 sq.mts
Lower Ground floor	1,128 sq.ft	104.79 sq.mts

**AMENITIES**

* 24 hour access	* Shell condition
* Glass block floor	* Storage vaults
* Male and Female WCs	* Kitchenette

**TERMS****LEASE**

A new long leasehold interest for sale

**PRICE**

£850,000

**RATES**

tbc

**USE**

A1/A2.

**POSSESSION**

Immediate, upon completion of legal formalities

**VIEWING**

Strictly by appointment through sole agents:

**Peter Bromwich/Ross Crummey**

**Tel: 020 7581 9722**