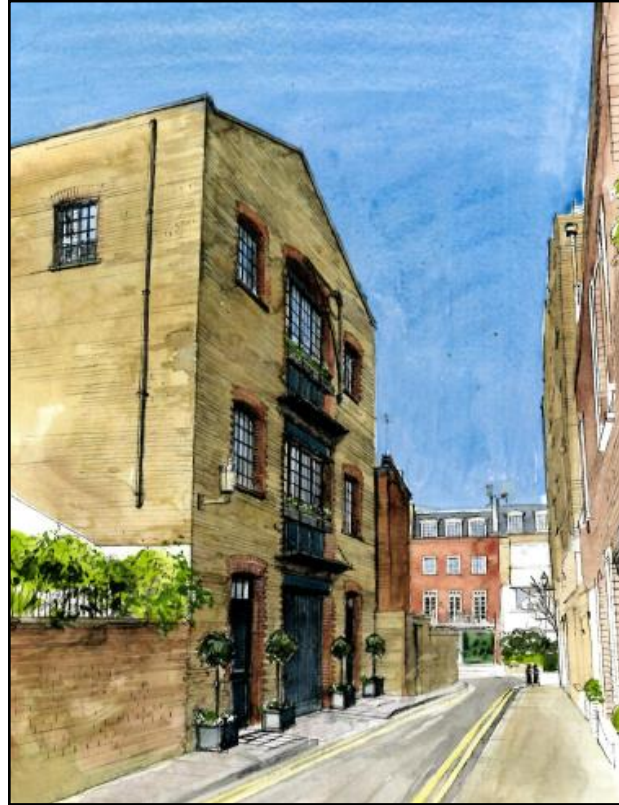


OFFICES TO LET IN FULL OR PART PARADISE WALK CHELSEA, SW3



983 sq.ft - 3,202 sq.ft / 91.3 sq.m - 297.5 sq.m



DESCRIPTION

This stunning warehouse building will be newly refurbished to provide smart self-contained warehouse style office suites.

Each suite is totally flexible and can accommodate various layout options and sub-division.

Similar office space (now let) is available to view in the same building.

LOCATION

Situated on Paradise Walk this distinctive warehouse building is just off the Royal Hospital Road. The Kings Road and Sloane Square Underground station (Circle and District lines) are within easy walking distance.

AMENITIES

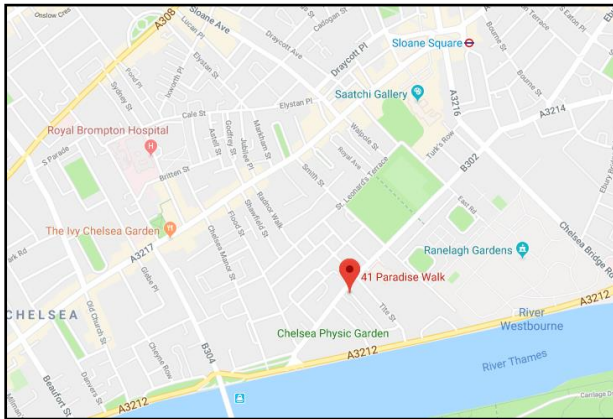
- Newly refurbished
- Exposed brick walls
- Ornate cast iron columns
- Wooden flooring
- Comfort cooled and heated
- Self-contained kitchenette
- Male & Female WC's
- Shower
- Bicycle storage



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LOCATION



TERMS

A new effective full repairing and insuring lease for a term of 3 years (or longer). The lease will be contracted outside the Landlord and Tenant Act 1954.

Quoting rent: £47.50 psf

Business Rates:

1st Floor - Payable £24,565 pa 2018/19
Ground Fl – Payable £16,067 pa 2018/19
Lower Ground Fl – Payable £18,824 pa 2018/19

(Interested parties are advised to make your own enquiries with the local authority)

Service Charge: £6.40 psf

Both parties' to be responsible for their own legal costs

FLOOR SPACE:

	SQ.FT	SQ.M
1st Floor	1,181	109.7
Gr Floor	1,038	96.5
Lwr Gr Floor	983	91.3
Total	3,202	297.5

CONTACT

Peter Bromwich

(T): 020 7590 8951

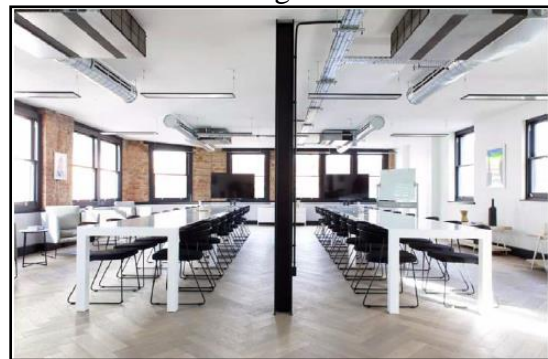
(E): peter@milescommercial.co.uk

Ross Crummey

(T): 020 7590 8955

(E): ross@milescommercial.co.uk

Indicative fit out images:



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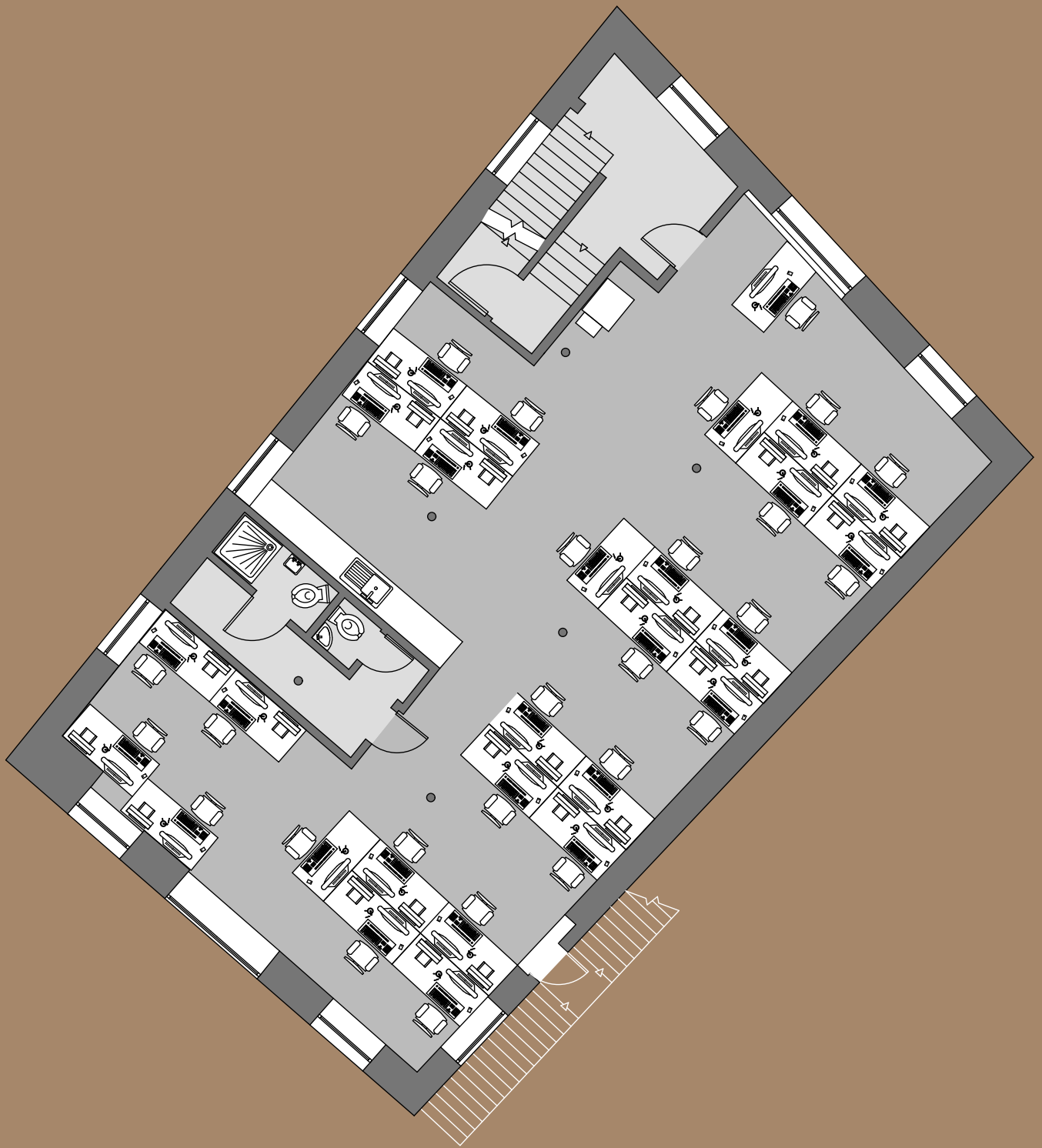
PROPOSED LOWER GROUND

Office NIA 982.9 sq ft / 91.3 m²



PROPOSED GROUND FLOOR

Office NIA 1038.1 sq ft / 96.5 m²



PROPOSED FIRST FLOOR

Office NIA 1,181.2 sq ft / 109.7 m²