



Property Particulars

MILES COMMERCIAL

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B1 OFFICES/D1 EDUCATIONAL USE TO LET

125 GLOUCESTER ROAD
LONDON SW7

662 SQ.FT -2,783 SQ.FT. (61.5SQ.MTS -258.54 SQ.MTS)



LOCATION

The premises are located on the East side of Gloucester Road overlooking Hereford Square and being within a few minutes' walk of Gloucester Road Underground Station (Piccadilly Line, District & Circle 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.



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ACCOMMODATION

The building is currently being refurbished to provide a mixture of individual offices and bright open plan offices over first, second and third floors. Each floor benefits from being self-contained and is fully carpeted. The net approximate floor areas are as follows:-

First floor	1,178 sq.ft	109.43 sq.mts	U/0
Second floor	943 sq.ft	87.61 sq.mts	
Third floor	662 sq.ft	61.50 sq.mts	.

AMENITIES

- | | |
|---------------------|-------------------------|
| * Newly refurbished | * Perimeter trunking |
| * Kitchenette | * Electric wall heaters |
| * Fully carpeted | * Part comfort cooled |
| * WC's | * 24 hour access |

TERMS

LEASE

A new effective full repairing and insuring lease for a term by arrangement.

RENT

£47.50 per sq.ft pax

S.CHARGE

£4.10 per sq.ft

RATES

£15.92 per sq.ft 16/17

LEGAL COSTS

Both parties to bear their own costs

POSSESSION

Immediate on completion of legal formalities

VIEWING

Strictly by appointment through sole agents

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