



## **SOUTH KENSINGTON – OFFICES TO LET**

### **25 THURLOE STREET London SW7**

#### **Location**

The property is located on the north side of Thurloe Street in the heart of South Kensington. The property is located in close proximity to the popular cultural attractions of the V&A and Natural History Museums as well as a selection of high quality restaurants.

South Kensington Underground station (Piccadilly, Circle and District lines) is within two minutes' walk.

#### **Accommodation**

The offices are in an attractive period building, arranged over ground floor and basement. The offices benefit from a generous floor to ceiling height.

The approximate net internal areas are as follows:

<b>Floor</b>	<b>sq ft</b>	<b>sq m</b>
Ground	396	36.79
Basement	344	31.96
<b>Total</b>	<b>740</b>	<b>68.75</b>

#### **Lease**

To be an effective full repairing and insuring lease for a term to be agreed. The lease is to be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act 1954 part II (as amended).

For further information please contact:

**Peter Bromwich**

T 020 7581 9722

E [peter@milescommercial.co.uk](mailto:peter@milescommercial.co.uk)

**Ian Simpson**

T 020 7590 8957

E [ian@milescommercial.co.uk](mailto:ian@milescommercial.co.uk)



#### **Rent**

£45,000 pax

#### **Rates**

We have been verbally advised the rates payable are £9,840 (2015/16)

Interested parties are advised to make their own enquiries with the relevant local authority.

#### **EPC**

Available on request

#### **Legal Costs**

Each party to bear their own

#### **Viewings**

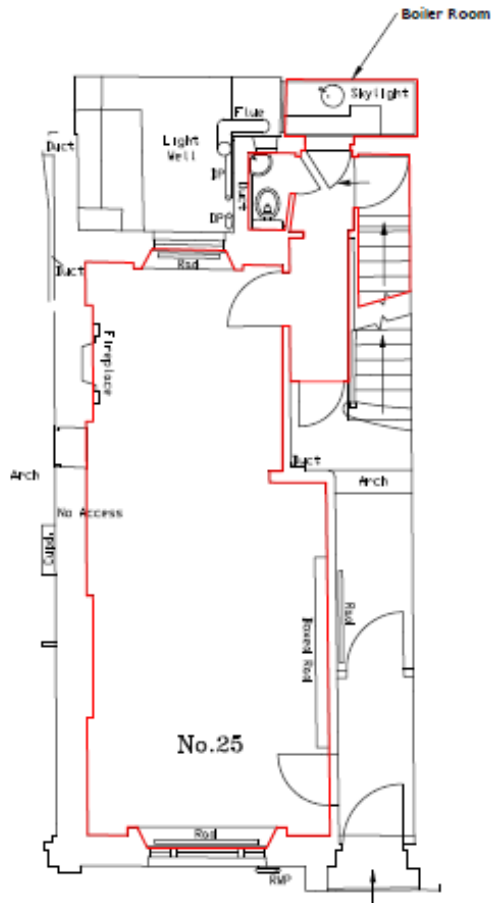
Strictly by prior appointment through joint sole agents:

Or joint agents Orme Retail – Ben Symes / Rachael Farthing 020 7499 0440

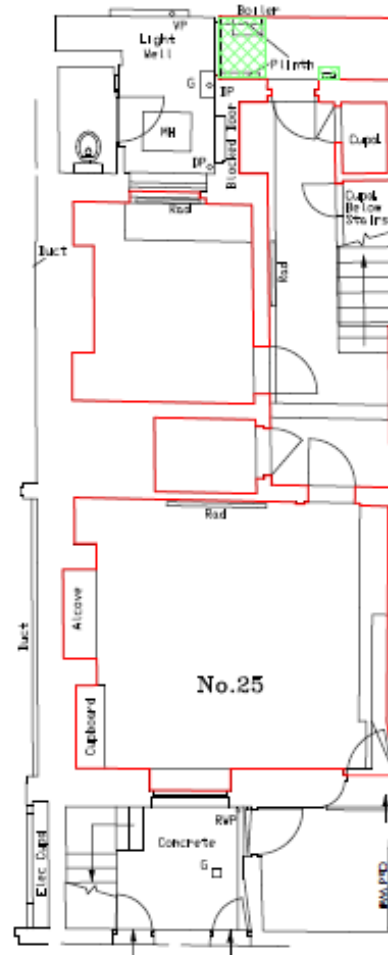


## FLOOR PLAN - Ground & Basement

Floor plans are for indicative purposes only and not to scale.



Ground Floor



Basement

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**MILES COMMERCIAL**  
SURVEYORS, LAND & PROPERTY CONSULTANTS

Or joint agents Orme Retail – Ben Symes / Rachael Farthing 020 7499 0440

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