



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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London SW3 2ND  
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**+44 (020) 7581 9722**

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## STUDIO/ OFFICES TO LET

2,008 SQ.FT. / 186.55 SQ.MTS

*New Instruction*

*Rare Opportunity*

**Second Floor Offices - 250 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.

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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 wide staircase leading up to the second floor. The Offices consist of two meeting areas, three good sized offices and one larger communal office space. The approximate net area is as follows:-

	sq.ft.	sq.mts.
Second Floor	2,008	186.55

**AMENITIES**

* Part carpeted	* Self contained
* High ceilings	* WC
* Central heating	* Kitchenette

**TERMS**

**LEASE** A new effective full repairing and insuring lease for a term of 5 years to be contracted outside the Security of Tenure provisions of the Landlord & Tenant Act, 1954 Part II (as amended).

**RENT** £100,000 pax

**RATES** £24,650 (2015/16 interested parties are advised to make their own enquiries with the local Authorities)

**SERVICE CHARGE** £8 psf + VAT up until Dec 2016

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

**OCCUPATION** July 2016

**VIEWING** Strictly by appointment through sole agents

Peter Bromwich  
Miles Commercial  
020 7581 9722

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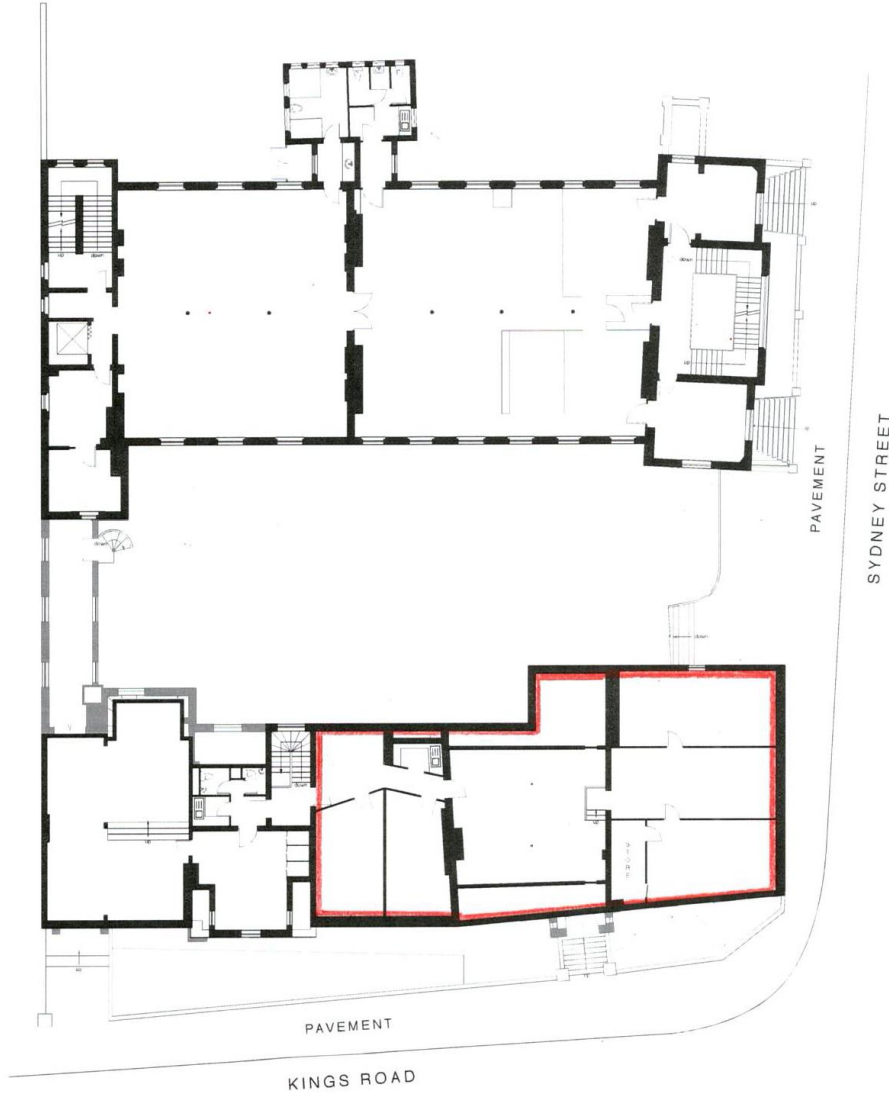


PRINT AT A3 PAPER SIZE

250 Kings Road and 151 Sydney Street  
London  
SW3 5UE

Scale 1:200

Second Floor and Footprint



REV.	AMENDMENT	DATE
<p>Magnolia Square Limited 20 Broadwick Street Soho London W1F 8HT 020 7479 4855</p>		
<p>PRINT AT A4</p>		
<p>PROJECT 250 Kings Road 151 Sydney Street London SW3 5UE</p>		
<p>MEASURED SURVEY</p>		
<p>DRAWING TITLE LEASEPLAN</p>		
SCALE	DRAWN BY	DATE
1:200		Mar 11
DRAWING NUMBER		5328
2		

1

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