



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

New instruction

**SOUTH KENSINGTON – OFFICES TO LET
1,972 SQ.FT./183.27 SQ.MTS.**

27 THURLOE STREET, LONDON SW7



LOCATION

The offices are on the north side of Thurloe Street being close to Exhibition Road. South Kensington Underground station (Piccadilly, Circle and District lines) is within two minutes' walk

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 offices are in an attractive period building which provides a mixture of open plan and individual offices that have recently been refurbished on the over ground and lower ground floors. The approximate floor areas are:

Ground floor	900 sq.ft.	83.64 sq.mts.
Lower Gr. Floor	1,072 sq.ft.	99.63 sq.mts.

AMENITIES

- | | |
|---------------------|-------------------|
| * Newly Refurbished | * Self contained |
| * Fully carpeted | * Comfort cooling |
| * WCs | * Kitchenette |

TERMS

LEASE

A new lease for a term by arrangement contracting outside the provisions of the Landlord & Tenant Act 1954 Part II as amended.

RENT

£115,000 pax

RATES

£31,020 pa payable 2016/17

LEGAL COSTS

Both parties' to pay their own legal costs

POSSESSION

Immediate, upon completion of legal formalities

VIEWING

Strictly by appointment through joint sole agents :

Peter Bromwich/Ian Simpson

Tel: 020 7581 9722

peter@milescommercial.co.uk

Ben Symes/Rachel Farthing

Tel: 020 7499 0440

bsymes@ormeretail.co.uk



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Energy Performance Certificate Non-Domestic Building

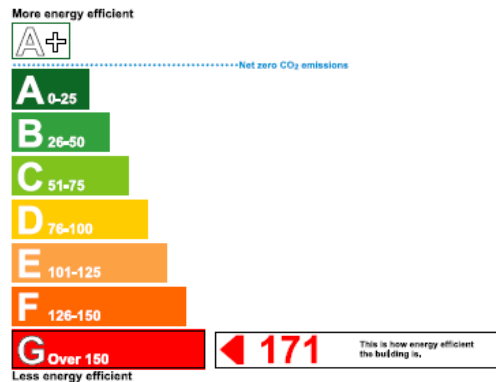


BASEMENT & GROUND FLOOR OFFICE
27 Thurloe Street
LONDON
SW7 2LQ

Certificate Reference Number:
0930-6930-0392-8981-0044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	213
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	105.83

Benchmarks

Buildings similar to this one could have rating as follows:

35 If newly built

92 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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