



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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OFFICES TO LET 3,900 SQ.FT / 372.27 SQ.MTS.

3 YEOMANS ROW, LONDON SW3

LOCATION

The premises are on the corner of Yeomans Row and Brompton Road in an area renowned for high quality shops and restaurants. South Kensington underground (Circle & District and Piccadilly Lines) and Knightsbridge underground (Piccadilly line) are all within a few minutes' walk.

ACCOMMODATION

The offices are arranged over the first floor and have recently been fitted out to a high standard to provide a mixture of open plan and individual offices. The net floor is:

1st Floor	3,900sq.ft	372.27sq.mts
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AMENITIES

- | | |
|--------------------|---------------------|
| * Comfort cooling | * Cat II lighting |
| * Part wood floors | * Suspended ceiling |
| * 24 hour access | * Shower |

TERMS

LEASE

An effective full repairing and insuring lease for a term expiring 24th June 2017. The Lease is outside the 54 Act.

RENT

£87,600 pax rising to £114,500pax for the remaining two years, or our client may consider a sub-let.

PREMIUM

£70,000 for the benefit of our clients valuable leasehold interest and for the extensive fit out

RATES

£18.66 per sq.ft approx 14/15

S.CHARGE

£3.45 per sq.ft

VIEWING

Strictly by appointment through joint sole agent:

Peter Bromwich
Tel. 020 7581 9722

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Tel. 020 7183 6509
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