



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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New instruction

**CHELSEA – OFFICES TO LET
480 SQ.FT / 44.59 SQ.MTS.**

4, WOODFALL STREET, LONDON SW3



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.

LOCATION

The offices are on the south side of Woodfall Street and the corner of Smith Street in a quiet street off the Kings Road.. The area is well served by shops and restaurants. Sloane Square Underground station (Circle & District lines) is within a few minutes' walk.

ACCOMMODATION

The offices are approached through a shared ground floor entrance lobby with a lift serving all floors. The offices are on the fourth floor and are arranged as bright open plan space with a high ceiling with exposed beams and a balcony. There is a shared kitchen with the landlord within the suite. The approximate floor areas are:

Fourth floor 480 sq.ft. 44.59 sq.mts.

AMENITIES

- | | |
|------------------|-------------------|
| * 24 hour access | * Newly decorated |
| * Fully carpeted | * Comfort cooling |
| * WC | * Kitchenette |
| * Balcony | * Video entry |

TERMS**LEASE**

A new lease by arrangement

RENT

£25,000 pax

RATES

£?? per sq.ft (you are advised to make your own enquiries with the local authority)

SERVICE CHARGE

£2,460 per annum

POSSESSION

Immediate, upon completion of legal formalities

VIEWING

Strictly by appointment through joint agents:

Peter Bromwich
Miles Commercial
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