



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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620 SQ.FT / 57.59 SQ.MTS.

**BLANDEL BRIDGE HOUSE
(Suite 1)**

56 SLOANE SQUARE, LONDON SW1W 8AX



LOCATION:

The premises are on the south side of Cliveden Place at the junction with Sloane Square. The area is well served by high quality bars and restaurants in an extremely popular retail area. Sloane Square underground (Circle & District lines) is within a few 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.

ACCOMMODATION: The offices are approached from an attractive covered walkway with access directly into the suite. The building was refurbished a few years ago behind a period facade and provides a mixture of different office suites on three levels. Suite 1 consists of two bright recently refurbished self-contained offices overlooking Cliveden Place. The net floor areas is as follows:

Floor areas

Floor	Sq.ft	Sq.mt
1st floor - Suite 1	620	57.59

AMENITIES

- * Self contained suite
- * Newly refurbished
- * Male / Female WC
- * Fully carpeted
- * CatII lighting
- * 24 hour access
- * Kitchenette
- * Under floor grid system

TERMS

LEASE A new effective full repairing and insuring lease for a term of 5 years. The lease being granted outside Part II of the landlord & Tenant Act 1954, on standard Cadogan terms and subject to RPI annual review

RENT £46,250 per annum inclusive of service charge

RATES £19,843.25 2016/2017

LEGAL COSTS Both parties to bear their own costs.

VAT All costs are exclusive of VAT

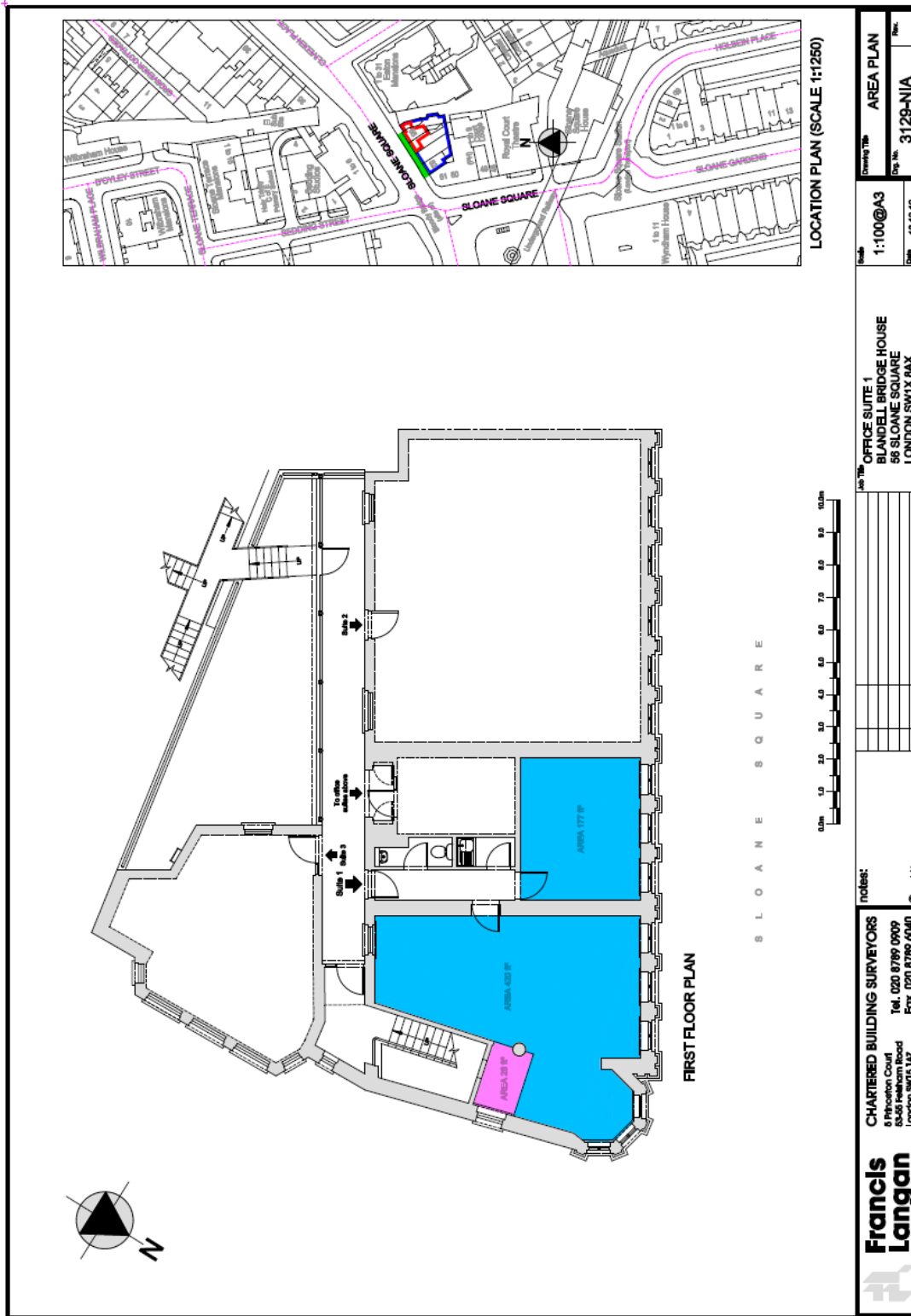
OCCUPATION Immediate upon completion of legal formalities

VIEWING Strictly by appointment through sole agents

Peter Bromwich
Miles Commercial
020 7581 9722

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Not to Scale.



Francis Langan Chartered Building Surveyors 6 Piccadilly Court 6060 Piccadilly London SW1S 1AZ		notes: CHARTERED BUILDING SURVEYORS 6 Piccadilly Court 6060 Piccadilly London SW1S 1AZ Tel: 020 8789 0909 Fax: 020 8789 6040	
Job No: OFFICE SUITE 1 BLANDILL BRIDGE HOUSE 56 SLOANE SQUARE LONDON SW1X 8AX	Scale: 1:100@A3	Date: 18.10.12	Drawing No: AREA PLAN City No: 3129-N/A

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Energy Performance Certificate

Non-Domestic Building



SUITE 1
Blandel Bridge House
66 Sloane Square
LONDON
SW1W 8AX

Certificate Reference Number:
9090-1920-0392-4245-3054

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

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 46

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 78
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 28.71

Benchmarks

Buildings similar to this one could have ratings as follows:

23 If newly built
61 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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