



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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**OFFICES TO RENT  
CHELSEA  
7 DILKE STREET, LONDON SW3**

**245 SQ.FT / 22.76 SQ. MTS**



## LOCATION

The premises are on the south side of Dilke Street being adjacent to Tite Street which leads off the Royal Hospital Road. The area is well served by restaurants and pubs and is only a few minutes' walk from the Kings Road. Sloane Square (Circle & District lines) underground is within a seven minutes' walk.

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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 offices are arranged as one open plan room on the ground floor with a shared entrance with the famous Sketch Club. To the rear of the ground floor hallway is a staircase leading up to a large studio room and members bar that can be hired out by separate arrangement.

Approximate net areas are as follows:

Ground floor            245 sq.ft.            22.76 sq.mts.

## **AMENITIES**

- |                   |                   |
|-------------------|-------------------|
| * Central heating | * Kitchen         |
| * 24 hour access  | * Fully carpeted  |
| * WC facilities   | * Newly decorated |

## **TERMS**

### **LEASE**

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

### **RENT**

£13,000 per annum inclusive plus annual RPI

### **POSSESSION**

Immediate upon completion of legal formalities

### **VIEWING**

Strictly by appointment through sole agents

**Peter Bromwich**

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