



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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SELF-CONTAINED OFFICE BUILDING

TO LET

2,917 SQ.FT. (270.99 SQ.MTS)

1A, CHELSEA MANOR STREET, LONDON SW3

PHOTO

LOCATION

The premises are on the east side of Chelsea Manor Street, close to the junction with Kings Road. The location is well known for its shops and restaurants. Sloane Square (Circle and District lines) are within easy walking distance.

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 have been recently refurbished to provide at ground floor level a large rear studio style room with two front offices. There is an internal staircase leading down to the lower ground floor which consists of one large open plan offices plus showers, kitchenette and WC. The approximate net floor areas are as follows:-

| | sq.ft. | sq.mts. |
|--------------------|--------|---------|
| Ground floor | 2,357 | 218.97 |
| Lower ground floor | 560 | 52.02 |

(these areas are subject to final measurements on site)

AMENITIES

- * 24 hour access
- * High ceilings
- * Perimeter trunking
- * Male / female WCs
- * Kitchenette
- * Two showers

TERMS**LEASE**

An effective full repairing and insuring for a term up until September 2018 subject to a Landlords 3 monthly rolling break clause thereafter. The lease is outside the provisions of the Landlord & Tenant Act, 1954 Part II as amended on standard Cadogan Terms.

RENT

£45 per sq.ft pax + RPI uplift

RATES

£TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

OCCUPATION

Immediate upon completion of all legal documents

VIEWING

Strictly by appointment through joint sole agents:

Peter Bromwich

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CBRE