



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street  
Knightsbridge  
London SW3 2ND  
Tel : +44 (0)20 7581 9722  
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## **PRELIMINARY DETAILS**

**CHELSEA**

**OFFICES TO LET**

**1 FRANKLIN'S ROW, London SW3**

**9,305 SQ.FT. / 864.40 SQ.MTS**

### **LOCATION**

The premises overlook the prestigious Duke of York scheme developed by Cadogan Estate and is on the corner Cheltenham Terrace being adjacent to Burton Court. The location is well known for its many amenities including a wide range of shops and restaurants and is adjacent to the Saatchi Gallery. Sloane Square Underground station (Circle and District lines) is within easy walking distance while a number of buses serve the area well.

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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.



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## ACCOMMODATION

The offices are arranged over the ground and first floor the first floor mezzanine being stepped back from the window creating an atrium effect on the ground floor. The offices are bright open plan air conditioned Grade A space with views over Duke of York Square.

The approximate net floor area is as follows:-

	Sq.ft	Sq.m
1 <sup>st</sup> floor mezzanine	2,664	247.50
Ground floor	6,641	616.90

## AMENITIES

- \* 4 pipe air conditioning
- \* Newly refurbished
- \* 24 hour security
- \* Full access raised floors
- \* Metal suspended ceilings
- \* Demised WCs and showers
- \* LG7 compliant lighting
- \* Kitchenette
- \* Car parking
- \* Reception at main entrance

It should be noted that occupiers will benefit from the Cadogan Concierge Service which will provide staff available 24 hours a day, 365 days a year to assist with key day to day services.

## TERMS

### LEASE

A new effective full repairing and insuring lease on standard Cadogan terms. The lease will be contracted outside the provisions of the Landlord & Tenant Act, 1954 Part II as amended.

### RENT

Upon Application

### RATES

£24.82 per sq.ft pax 16/17

### SERVICE CHARGE

£tbc

### OCCUPATION

June 2017

### VIEWING

Strictly by appointment through joint sole agents:

**Peter Bromwich**  
**Miles Commercial**  
**Tel: 020 7581 9722**

**Andrew Gibson**  
**CBRichard Ellis**  
**Tel. 020 7182 2162**

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