



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

25 Ives Street  
Knightsbridge  
London SW3 2ND  
Tel : +44 (0)20 7581 9722  
Fax : +44 (0)20 7584 2858

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**+44 (020) 7581 9722**

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**New instruction**

**SOUTH KENSINGTON**

**OFFICES TO LET**

**10/12 EXHIBITION ROAD, LONDON SW7**

**1<sup>ST</sup> FLOOR**

**209 SQ.FT/ 19.42Q.MT**



## LOCATION

The offices are on the east side of Exhibition Road which has recently been pedestrianized providing a mixture of restaurants and shops. South Kensington Underground station (Piccadilly, Circle and District lines) is within two 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.

The approximate net internal area is as follows:-

First floor	209 sq.ft	19.42 sq.mts
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## AMENITIES

- \* Newly decorated\*
- \* Self contained\*
- \* Plaster ceiling\*
- \* Cat II light\*
- \* Perimeter trunking\*
- \* Fully carpeted\*

## TERMS LEASE

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

## RENT

£15,000 pax

## RATES

£3,600 (2015/16)

## S.CHARGE

£1,331.99 per annum. Interested parties are advised to make their own enquiries with the relevant local authority.

## POSSESSION

Immediate, upon completion of legal formalities

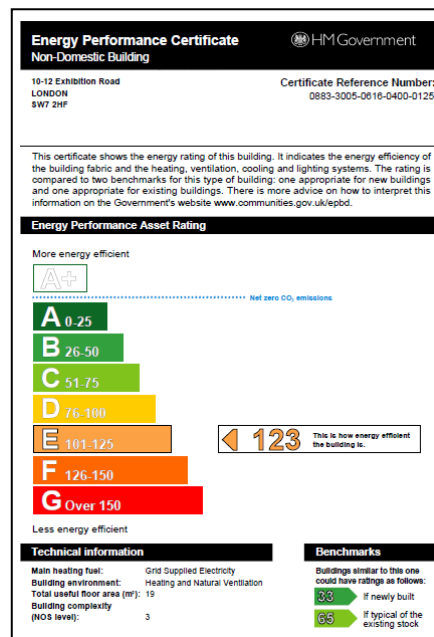
## VIEWING

Strictly by appointment through sole agents:

**Peter Bromwich**

**Tel: 020 7581 9722**

[peter@milescommercial.co.uk](mailto:peter@milescommercial.co.uk)



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