



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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OFFICES TO LET 2,200 SQ.FT / 204.38 SQ.MTS.



37 IXWORTH PLACE, LONDON SW3

LOCATION

The premises are on the south side of Ixworth Place being close to the junction with Sloane Avenue. The area is known as Brompton X which is well known for high end retail and numerous restaurants. South Kensington underground (Circle & District and Piccadilly Lines) and Knightsbridge underground (Piccadilly line) are all within a few minutes' walk.

ACCOMMODATION

The offices are arranged over the whole of the third floor and have been refurbished to provide a mixture of individual offices a boardroom and bright open plan Grade A air conditioned offices

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.

AMENITIES

- | | |
|---------------------------|-------------------------------|
| * Air conditioning | * New LG7 lighting |
| * Newly refurbished | * Kitchenette |
| * 24 hour access | * Commissionaire |
| * 6 person passenger lift | * Raised floors |
| * Car parking | * Male & Female WC's + shower |

Not to Scale



TERMS

LEASE

An effective full repairing and insuring lease for a term until October 2023 subject to a rent review in October 2018. The lease is contracted outside the 54 Act

RENT

£55 per sq.ft pax

RATES

£23.26 per sq.ft per annum approx 17/18

SCHARGE

£21.83 per sq.ft per annum

OCCUPATION

March 2017

VIEWING

Strictly by appointment through sole agents

Peter Bromwich
Miles Commercial
Tel. 020 7581 9722

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