



Property Particulars

MILES COMMERCIAL

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389 SQ.FT / 36.14 SQ.MTS.

**BLANDEL BRIDGE HOUSE
(Suite 9)**

52/56 SLOANE SQUARE, LONDON SW1



LOCATION:

The premises are on the south side of Cliveden Place at the junction with Sloane Square. The area is well served by high quality bars and restaurants in an extremely popular retail area. Sloane Square underground (Circle & District lines) is within one minute's walk.

ACCOMMODATION:

The building provides bright self-contained suites of offices over four floors. The offices are accessed from Cliveden Place through a ground floor reception lobby with a staircase leading up to the first floor with an attractive open walk way leading to all the offices. At ground floor level is the fashionable restaurant The Colbert.

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 net floor areas are as follows:

Floor areas

Floor	Sq ft	Sq m
2nd floor – Suite 9	389	36.14

AMENITIES

Self-contained suite	Cat II Lighting
Recently refurbished	24 hour access
WC	Kitchenette
Fully carpeted	Comfort cooled

TERMS

LEASE	A new effective full repairing and insuring lease for a term of 5 years which will be granted outside Part II of the landlord & Tenant Act 1954, on standard Cadogan terms and subject to RPIX linked annual reviews.
RENT	£28,500 per annum inclusive of service charge
RATES	£10,601 payable 17/18
LEGAL COSTS	Both parties to bear their own costs.
AVAILABLE	June 2017
VAT	All costs are exclusive of VAT
VIEWING	Strictly by appointment through sole agents

Peter Bromwich
Miles Commercial

020 7581 9722

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