



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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New instruction

**SOUTH KENSINGTON – OFFICES TO LET
630 SQ.FT/58.53 SQ.MTS.**

8 CROMWELL PLACE, LONDON SW7



LOCATION

The offices are on the west side of Cromwell Place close to Exhibition Road. South Kensington Underground station (Piccadilly, Circle and District lines) is within two minutes' walk.

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 are in an attractive period building with access from an external staircase leading down to the lower ground floor suite which has been refurbished to provide one bright open plan office with an adjacent boardroom. There is a shared kitchenette and WC with the main tenant.

The approximate floor area is:

Lower ground floor	630 sq.ft	58.53 sq.mts
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AMENITIES

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|------------------|-------------------|
| * 24 hour access | * Fully carpeted |
| * WC | * Boardroom |
| * Kitchenette | * Comfort cooling |

TERMS LEASE

A new sub- lease for a term until 25th December 2020. The Lease is outside the provisions of the Landlord & Tenant Act 1954 Part II as amended.

RENT OCCUPATION VIEWING

£40,000 per annum inclusive plus annual RPI
December 10th 2017
Strictly by appointment through sole agents:

Peter Bromwich/ Ross Crummey

Tel: 020 7581 9722

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