



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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## SHORT TERM OFFICES TO LET

**5,696 SQ.FT. (529.17 SQ.MTS.)**

**REGAL HOUSE  
198 KING'S ROAD  
LONDON SW3**



### LOCATION

Regal House is on the north side of the Kings Road in a well established office/retail area. The premises are approached through a shared ground floor entrance lobby with a staircase leading off this area to a passenger lift serving all floors. The offices are a short walk to Sloane Square underground (District & Circle lines).

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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.

**ACCOMMODATION**

The offices provide a mixture of executive and open plan offices on the first floor. The offices benefit from being air-conditioned and have their own male and female WC's.

The approximate net floor areas are as follows:

First floor rear offices    5,696 sq.ft    529.17 sq.ft

**TOTAL****AMENITIES**

- \* Air-conditioning
- \* Perimeter trunking
- \* Suspended ceilings
- \* Passenger lift
- \* Self contained male & female WC's
- \* Kitchenette

**TERMS****LEASE**

A new lease for a term of 3 years subject to a 6 monthly rolling break clause being outside the Landlord & Tenant Act 1954, on standard Cadogan terms

**RENT**

£35 per sq.ft per annum inclusive

**LEGAL COSTS**

Each party to be responsible for their own' legal costs

**POSSESSION**

Immediate upon completion of legal formalities

**VIEWING**

Strictly by appointment through joint sole agents

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

**Rosie Oulton/Andrew Gibson**  
**CBRichard Ellis**  
**020 7182 2000**

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