



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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**OFFICES TO LET
818 SQ.FT / 75.99 SQ.MTS.**

121 SLOANE STREET, LONDON SW1



LOCATION: The premises are on the west side of Sloane Street close to its junction with Sloane Square. The area is exceptionally well served by high quality bars and restaurants in an extremely popular retail area. Sloane Square underground (Circle & District lines) is within a few minutes' walk.

ACCOMMODATION: The building has undergone a comprehensive refurbishment a few years ago behind a period facade to provide 10 bright individual offices over five floors making it a high quality scheme. The net floor area of available office space is as follows:

Floor areas

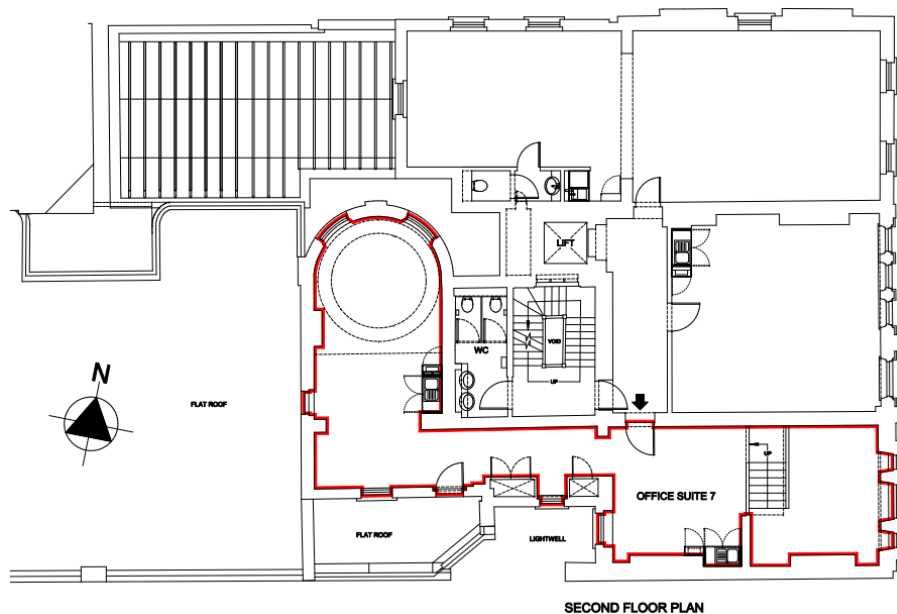
Floor	Sq.ft	Sq.mt
2 nd floor - Suite 7	818	75.99

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

- | | | | |
|---|--------------------|---|-----------------|
| * | Fully carpeted | * | 6 person lift |
| * | Comfort cooling | * | Period features |
| * | Male & Female WC's | * | Tea point |
| * | Cat V cabling | * | Floor boxes |

FLOOR PLAN



TERMS

LEASE

New 5 year lease outside the Landlord & Tenant Act 1954, on standard Cadogan terms.

RENT

£71,200 pax subject to (RPIX) annual reviews.

S.CHARGE

TBC

RATES

Rates Payable £23,533 pa - 2017/18

LEGAL COSTS

Both parties to bear their own costs.

VAT

All costs are exclusive of VAT

VIEWING

Strictly by appointment through sole agents:

Peter Bromwich/Ross Crummey

Miles Commercial

020 7581 9722