MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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Property Particulars

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NEW INSTRUCTION

OFFICE TO LET
950 SQ.FT. /88.25 SQ.MTS.

251 BROMPTON ROAD, LONDON SW3

LOCATION

The building is on the east side of Brompton Road, close to the junction with Thurloe Place. The area is well served by restaurants and shops and is within close walking distance of South Kensington Underground (Piccadilly, Circle & District lines) and Knightsbridge Underground (Piccadilly line).

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.

Miles Commercial Limited trading as Miles Commercial, registered in England at NatWest Bank Chambers, 55 Station Road, New Milton, Hampshire BH25 6JA Company registration No:2591029

ACCOMMODATION The offices are on the first floor and are arranged as a mixture of open plan and individual rooms benefiting from good natural light. There is a WC and kitchenette on the landing.. The approximate net floor area is:-

First floor	950 sq.ft./88.25sq.mts.

AMENITIES

* Central heating
* 24 hour access
* Kitchenette
* Self contained
* WC
* Perimeter trunking

TERMS

LEASE A new lease for a term expiring 24th December 2020. The Lease is outside the provisions of the Landlord & Tenant Act 54 Part II as amended.

RENT £57,000 pax

RATES PAYABLE £21,075.75 (2017/2018)

SERVICE CHARGE £2,606.72 + Estate Charge £448.79 per annum

POSSESSION May 2018

LEGAL COSTS Each party to bear their own

VIEWING Strictly by appointment through sole agents

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