



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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767 SQ.FT / 71.25 SQ.MTS.

TO LET

6, PONT STREET, LONDON SW1



LOCATION:

The premises are on the north side of Pont Street midway between Lowndes Street and Sloane Street. The area is well served by high quality shops and restaurants in this well established area. Knightsbridge underground (Piccadilly line) and Sloane Square underground (Circle & District lines) are within a few 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 building provides bright self-contained offices over first and second floors. The offices are accessed from their own street entrance from Pont Street through a ground floor hallway with a staircase leading up to the first floor which consists of two offices and a further staircase leads up to the second floor which consists of one large office and a separate kitchenette.

The net floor area is:

Floor areas

Floor	Sq ft	Sq m
1 st & 2 nd floor	767	71.25

AMENITIES

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

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 £45,000 pax

RATES £22,320 pa 2017/18 (interested parties are advised to make their own enquiries with the local Authorities)

LEGAL COSTS Both parties to bear their own costs.

AVAILABLE June 2018

VIEWING Strictly by appointment through sole agents

Peter Bromwich/Ross Crummey
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020 7581 9722

Rosie Oulton/Charlotte Parish
CBRichard Ellis
020 7182 2001

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