

# MILES COMMERCIAL



SURVEYORS, LAND & PROPERTY CONSULTANTS

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Property Particulars

+44 (020) 7581 9722

**New Instruction**

**OFFICES TO LET**

**818 SQ.FT (76.00 SQ.MTS)**

**FIRST FLOOR- 116b, DRAYCOTT AVENUE, LONDON SW3**



## LOCATION

The premises are on the East side of Draycott Avenue being close to the junction with Walton Street in an area known as Brompton Cross, being on the borders of Knightsbridge and Chelsea.

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

A number of high profile retailers and restaurateurs serving the affluent surrounding catchment area are Conran Shop and Joseph, Bibbendum and Daphne's restaurants. South Kensington underground station (Piccadilly, Circle & District lines) and Sloane Square (Circle & District lines) are within a few minutes' walk.

## **ACCOMMODATION**

The property has a ground floor entrance leading straight up to the first floor landing. The offices are arranged as open plan with a rear WC and capped off services for a kitchenette. The offices benefit from comfort cooling and a wood laid floors with the rear office having a pitched glazed roof.

The approximate nett floor area is

818 sq.ft. / 76.00 sq.mts.

## **AMENITIES**

- \* Newly decorated
- \* Good natural light
- \* Comfort cooling
- \* Wood flooring
- \* WC facilities
- \* Perimeter trunking

## **TERMS**

### **LEASE**

An effective full repairing & insuring lease by arrangement .Outside the 54 Act.

### **RENT**

Price on Application

### **S.CHARGE**

£?? per sq.ft pa 2018

### **RATES PAYABLE**

£tbc per sq.ft pa 17/18 (you are advised to make your own enquiries with the local authorities)

### **POSSESSION**

Immediate upon completion of Legal formalities

### **LEGAL COSTS**

Each party to be responsible for their own legal costs

### **VIEWING**

Strictly by appointment through joint sole agents:

Peter Bromwich  
*Miles Commercial*  
020 7581 9722

Patrick Amoroso  
*CBRichard Ellis*  
0207182 8118

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