



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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NEW INSTRUCTION

STUDIO OFFICES TO LET

331 SQ.FT. /30.75 SQ.MTS.

14/16 EDGERTON GARDEN MEWS, LONDON SW3



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.

LOCATION

The building is on the north side of the mews close to the junction with Yeomans Row and Brompton Road. The area is well served by restaurants and shops and is within close walking distance of Knightsbridge Underground (Piccadilly line).

ACCOMMODATION

The studio offices benefit from their own entrance off Edgerton Garden Mews with a staircase leading up to the first floor. The room benefits from a double height ceiling with some timber beams and is arranged as an open plan with the benefit of comfort cooling.

approximate net floor area is:-

First floor 331 sq.ft./30.75sq.mts.

AMENITIES

- | | |
|-------------------|-------------------|
| * Central heating | * Self contained |
| * 24 hour access | * WC |
| * Fully carpeted | * Comfort cooling |

TERMS**LEASE**

A new lease for a term by arrangement. The Lease is outside the provisions of the Landlord & Tenant Act 54 Part II as amended.

RENT

£20, 500 pax

RATES PAYABLE

£tbc (2017/2018)

SERVICE CHARGE

£tbc + Estate Charge £186 per annum

POSSESSION

June 2018

LEGAL COSTS

Each party to bear their own

VIEWING

Strictly by appointment through sole agents

Peter Bromwich/Ross Crummey
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