



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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## New instruction

**SOUTH KENSINGTON – OFFICES TO LET  
913 SQ.FT / 84.82 SQ.MTS.**

**29A THURLOE PLACE, LONDON SW7**



**LOCATION** The offices are on the south side of Thurloe Place being close to Exhibition Road. South Kensington Underground station (Piccadilly, Circle and District lines) is within two minutes' walk.

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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 offices are in an attractive period building having the benefit of being self-contained with their own ground floor entrance with stairs leading up to the first floor providing one large open plan rooms with high ceilings. There are stairs on the first floor landing leading up to the second floor which comprises of a front offices with a rear office with capped off services and a separate WC.

The approximate floor areas are:

First floor	579 sq. ft.	53.79 sq.mts.
Second Floor	334 sq.ft	31.03 sq.mts

## AMENITIES

- |                  |                   |
|------------------|-------------------|
| * 24 hour access | * Fully carpeted  |
| * WCs            | * Comfort cooling |

## TERMS LEASE

A new lease for a term of 5 years contracting outside the provisions of the Landlord & Tenant Act 1954 Part II as amended.

## RENT

£54,000 pax

## RATES

£22,678 pa (18/19) (we advise interested parties to make their own enquiries with the local rating authorities)

## S. CHARGE

£ tbc per annum + Estate Charge £ per annum

## VAT

The building is elected for VAT

## POSSESSION

Immediate upon completion of legal formalities

## VIEWING

Strictly by appointment through sole agents.

**Peter Bromwich / Ross Crummey**

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