

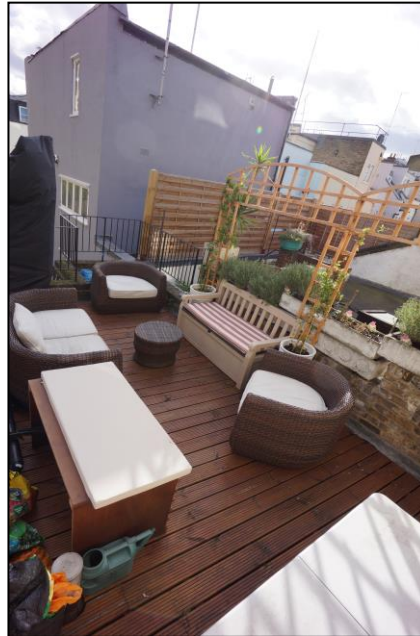
OFFICE TO LET – DUE TO RELOCATION

71 WALTON STREET - benefit of A2/B1 USE

Brompton Cross, SW3



Office to Let in Chelsea
686 SQ. FT.



DESCRIPTION

The offices are approached from a ground floor entrance on Walton Street with the benefit of A2 Use and having comfort cooling. To the rear of the ground floor is a meeting room leading onto Donne Place. Adjacent are stairs leading up to the first floor offices which are arranged as one open plan room on the half landing is a door leading to a large roof terrace. From the first landing are stairs leading up to the second floor which is arranged as an open plan offices.

LOCATION

The premises are on the South side of Walton Street in an area renowned for high quality shops and restaurants. South Kensington underground (Piccadilly, Circle & District lines) are within a few minutes' walk.

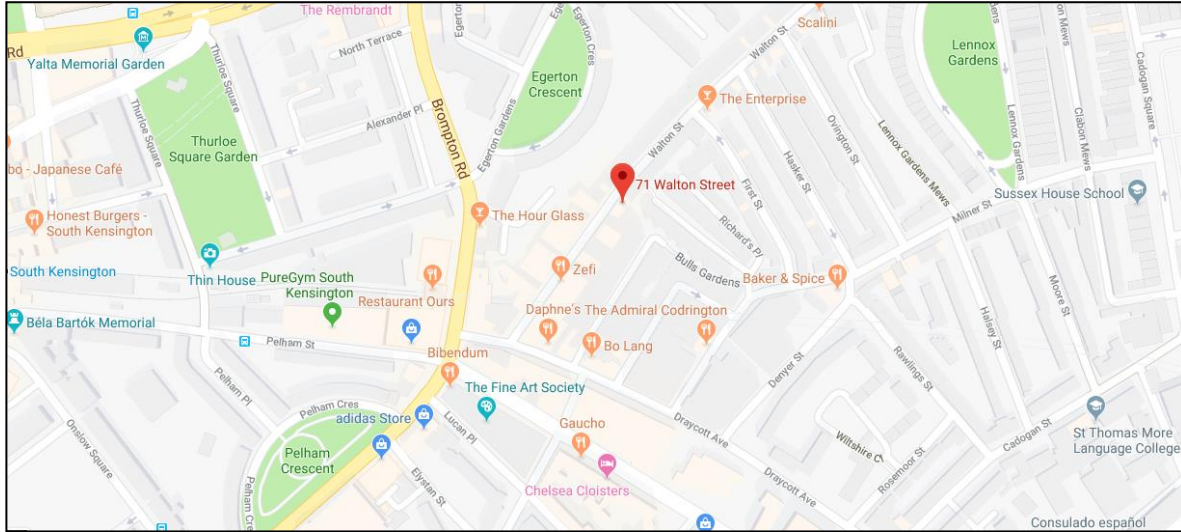
TERMS

- A full repairing and insuring lease expiring on 24th June 2028 subject to five yearly upward rent reviews. The lease is inside the 54 Act.
- Rent: £80,000 pax
- Payable £25,143 pa 18/19
- Both parties' to be responsible for their own legal costs



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

LOCATION



Source: Google

ACCOMMODATION

Floor	SQ FT.	SQ.M.
Ground (A1/2)	213	19.78
Ground floor rear	126	11.71
First floor	205	19.04
Kitchen	5	0.46
Second floor	227	21.10
Total	776	72.09

AMENITIES

- Comfort cooled
- 50mg dedicated fibre line
- Kitchenette
- 24 hours access
- Large roof terrace
- Central Heating
- Parking for 2 bikes

Picture of terrace

CONTACT

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