



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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OFFICES TO LET

28 WALPOLE STREET

LONDON SW3

358 SQ.FT. (33.26 SQ.MTS)



LOCATION

The premises are located on the east side of Walpole Street being close to the junction at the Kings Road. The area is well served for shops and restaurants and nearby is the well-known Duke of York scheme. The offices are within a few minutes' walk of Sloane Square Underground Station (District & Circle lines).

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 office has been recently refurbished to provide two bright modern offices on the ground floor with a Kitchenette and WC within the suite. The net approximate floor area is as follows:-

Ground floor	358 sq.ft	32.26 sq.mts
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AMENITIES

- | | |
|---------------------|-------------------------|
| * Newly refurbished | * Electric wall heaters |
| * Fully carpeted | * WC |
| * 24 hour access | * Kitchenette |

TERMS**LEASE**

A new effective full repairing and insuring lease for a term by arrangement

RENT

£22,500 per annum exclusive

RATES

Payable £7,560 19/20 (we advise any parties to make their own enquiries with the rating department of Kensington & Chelsea)

SERVICE CHARGE

£tbc

LEGAL COSTS

Both parties to bear their own costs

POSSESSION

Immediate on completion of legal formalities

VIEWING

Strictly by appointment through sole agents

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