

OFFICES TO LET – 1st & 2nd FLOORS (951 SQ. FT./52.12 SQ. MTS.)

111a WALTON STREET, LONDON – SW3



Viewings

Strictly by prior appointment via sole agents:

Whilst every care is taken in the preparation of these particulars Miles Commercial and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

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Location

The premises are on the south side of Walton Street being close to the junction at Brompton X. The area is well served by high quality shops and restaurants. South Kensington (Piccadilly, Circle & District lines) Sloane Square (Circle & District lines & Knightsbridge (Piccadilly Lines) undergrounds are all within a few minutes' walk.

Nearby occupiers include Jak's Bar and Cafe, Aubaine, Daphne's, 28-50 Wine Bar, Sainbury's, Pret.

Accommodation

The offices are arranged as a self-contained building with their own entrance leading up to the first and second floors providing an open plan office on the first floor and two offices on the second floor with a WC and kitchenette on separate half landings.

The approximate floor area is:

Second floor:	234 sq. ft.	21.74 sq. mts.
First floor:	237 sq. ft.	22.02 sq. mts.
Kitchenette	90 sq. ft.	8.36 sq. mts.
Total:	951 sq. ft.	52.12 sq. mts.

Amenities

Central heating	Kitchenette
24 hour access	Fully carpeted
WC facilities	Newly decorated

Rental Terms

Rent – £27,500 per annum exclusive.

Lease- A new FR&I lease by the way of service charge for a term by arrangement. The lease contracting outside of the provisions of the Landlord & Tenant Act 1954 Part II as amended..

Possession viewing – Upon completion of legal formalities strictly by appointment through sole agents.

Rateable Value - £28,500 value
Rates Payable £14,592 pa interested parties should

Legal costs – Each party to bear their own legal costs.

