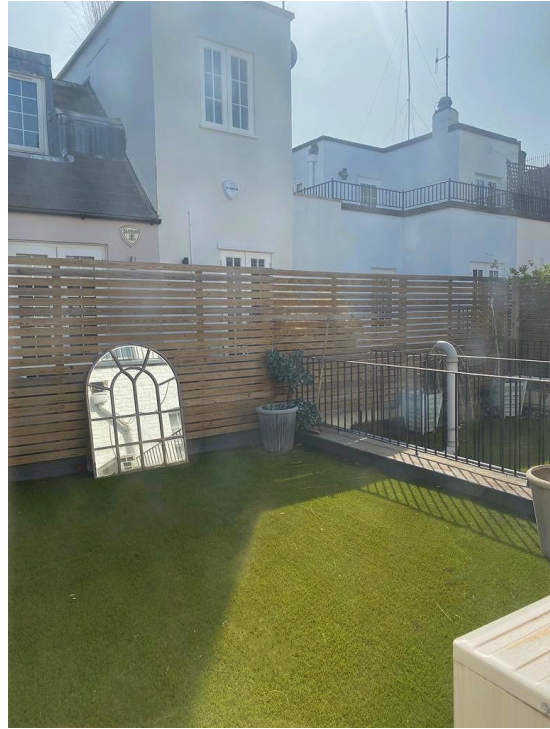


Offices to rent – (1,457 SQ.FT. / 135.35 SQ.MT.)
LONDON, SW3 – 81A Walton Street



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 line) Sloane Square (Circle & District lines & Knightsbridge (Piccadilly Lines) undergrounds are all within a few minutes walk.

Accommodation

The offices are arranged as a self-contained building with their own entrance leading up to the first and second floors providing four offices a reception and kitchenette on the first floor and four offices on the second floor with a WC. Approximate net areas are as follows:

Second floor	625 sq. ft.	58.06 sq. mts.
First floor	832 sq. ft.	77.29 sq. mts

Terms

Lease – A new Internal repairing and insuring lease for a term by arrangement. The lease contracting outside of the provisions of the Landlords & Tenant Act 1954 Part II as amended.

Rent– £74,500 Pax

Rates Payable - £28,101 2015/2016

Possession – April 2016

Viewing – Strictly by appointment through sole agents.

specification

- Central heating
- 24 hour access
- WC facilities
- Comfort cooling

- Kitchenette
- Fully carpeted
- Newly decorated
- Self - contained

Offices to rent – (1,457 SQ.FT. / 135.35 SQ.MT.)
LONDON, SW3 – 81A Walton Street



Interior



Peter Bromwich
T 020 7581 9722
Peter@milescommercial.co.uk

Ross Crummey
T 020 7590 8955
Ross@milescommercial.co.uk

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.