



Property Particulars

MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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TO LET

**SOUTH KENSINGTON
1,416 SQ.FT / 131.55 SQ.MTS.**

146 OLD BROMPTON ROAD, LONDON SW7



LOCATION

The premises are on the north side of Old Brompton Road with a side entrance onto Dove Mews. The space is within a short walk to South Kensington and Gloucester Road Underground stations (Piccadilly, Circle and District lines).

ACCOMMODATION

The self-contained space provides a Class E with ancillary offices in shell condition over the ground floor with an internal staircase leading down to an attractive open plan area on the lower ground floor. The approximate floor areas are:

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.

Ground floor 288 sq.ft 26.75 sq.mts
Lower Ground floor 1,128 sq.ft 104.79 sq.mts

AMENITIES

- * 24 hour access
- * Glass block floor
- * Male and Female WCs
- * Shell condition
- * Storage vaults
- * Kitchenette

TERMS

LEASE

A new lease to be agreed

RENT

£45,000 PAX

RATES

RV £39,750 Payable £20,352 2022/23

USE

E

VAT

We understand the property is not currently elected for VAT

POSSESSION

Immediate, upon completion of legal formalities

VIEWING

Strictly by appointment through sole agents:

Peter Bromwich/Ross Crummey

Tel: 020 7581 9722