



Property Particulars

# MILES COMMERCIAL

SURVEYORS, LAND & PROPERTY CONSULTANTS

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**VIRTUAL FREEHOLD OFFICES FOR SALE**  
**2<sup>nd</sup> fl – 681 and 3<sup>rd</sup> fl -756sq ft (63.28 and 70.26 sqm)**

**2<sup>nd</sup> and 3<sup>rd</sup> Floors**  
**Axis House, 25/27 Mossop Street, London SW3**



**Location** - The building is on the corner of Mossop Street and Ives Street in an area known as Brompton Cross, close to Draycott Avenue, Fulham Road, Sloane Avenue and Walton Street. There are high quality shops and restaurants close by and South Kensington Underground (Piccadilly, District and Circle lines) is within five minutes' walk as is the Peter Jones store at Sloane Square and Sloane Street.

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## Description

The offices have been extensively refurbished to provide both glazed partitioning and open plan space.

The approximate floor area is:

Second floor	756 sf	70.26 sqm
Third floor	681 sf	63.28 sqm
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Total (if combined)	1,437 sf	133.54 sqm

## Amenities

* Comfort cooling	* WC
* Kitchenette	* 24 hour access
* Glazed partitioning	* Perimeter trunking

## Planning

**Consented as Offices there is scope to obtain a change of use to residential through permitted development – a sketch of the resulting 2 bedroom flats is available upon request. Parties should satisfy themselves with the Local Planning Authority as the sale is to be unconditional**

## Terms of a Sale

### Leasehold sale

A new 999yr lease at a peppercorn will be granted at completion c£45 psf pax

### Office Rental Value

Payable 2<sup>nd</sup> floor £17,465 pa 23/24. Payable 3<sup>rd</sup> floor £14,845.25 23/24.

### Rates for 2<sup>nd</sup> & 3<sup>rd</sup>

### Service Charge

Projected at £7.50 psf

### Possession

Upon completion of legal documents and/or VP in December 2023

### Costs

Both parties to bear their own costs

### Pricing

**We are seeking unconditional offers in excess of £685,000 for the 2<sup>nd</sup> floor and £750,000 for the 3<sup>rd</sup> floor (£1000/ft) for the virtual freehold interest**

### EPC

Available upon request

### Offers

**For both floors or individual floors will be considered**

### Viewing

Strictly by appointment through the sole agents:

**Steven Parker**

**Tel: 020 7581 9722 or mobile 07770 676878**

[steven@milescommercial.co.uk](mailto:steven@milescommercial.co.uk)

