



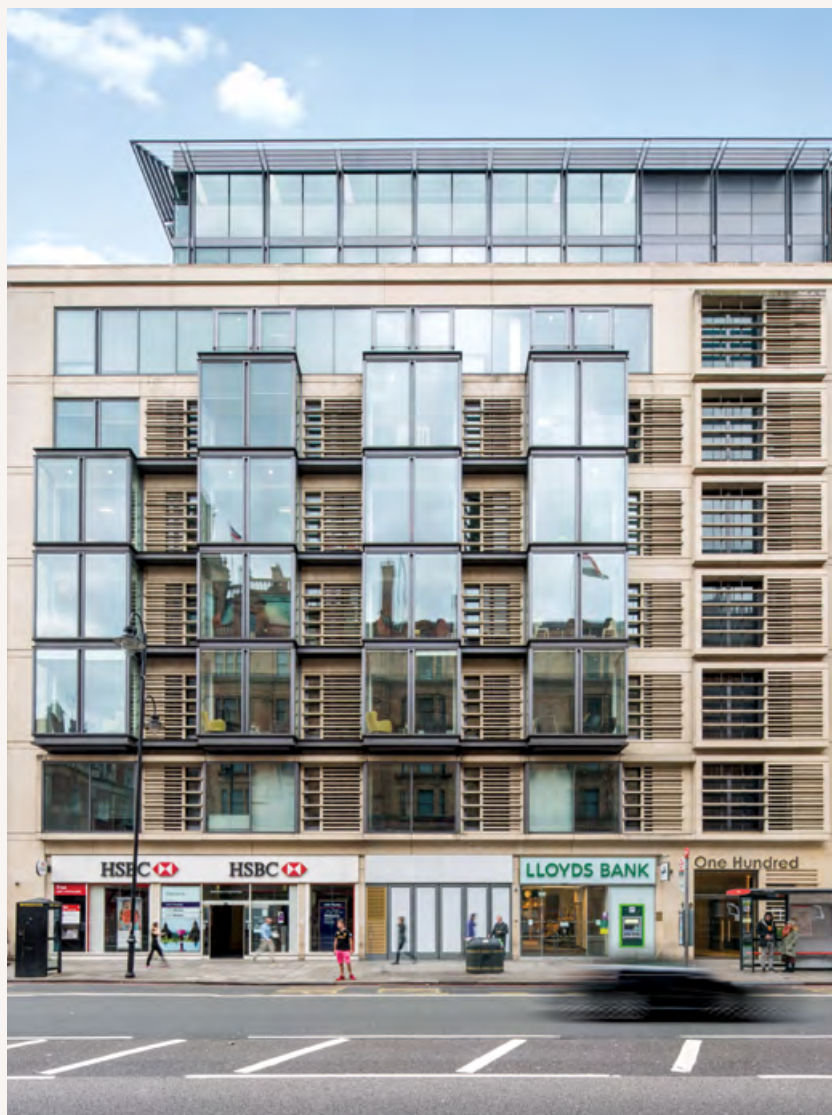
100
BROMPTON
ROAD

LONDON SW3

Grade A Offices To Let 4,478 sq ft (420 sq m)

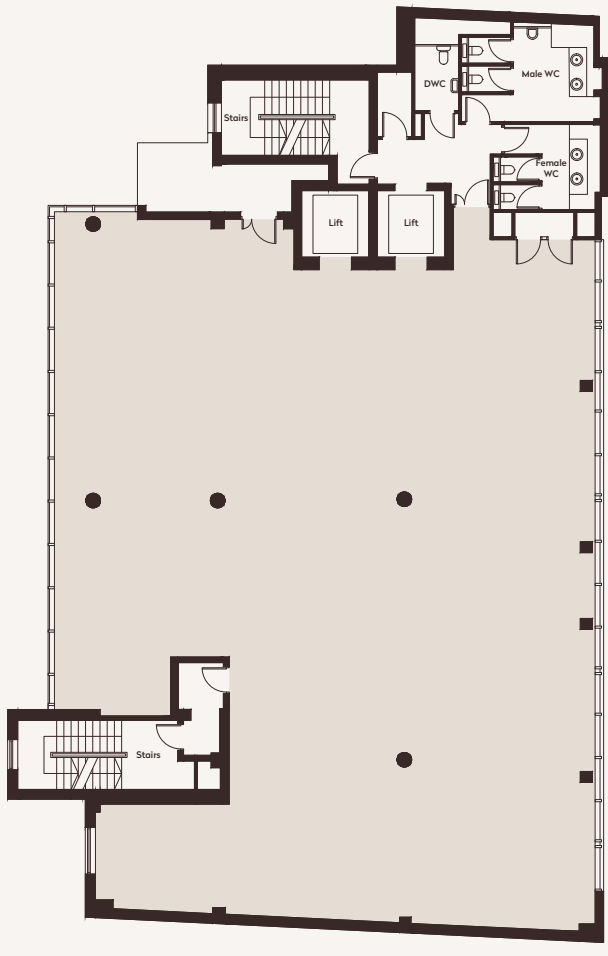
DESCRIPTION

The available accommodation comprises a newly refurbished office suite on the entire 6th floor of the property with an approximate net internal floor area of 4,478 sq ft (420 sq m). The office is in a Category A condition with an open-plan layout providing flexibility to a new occupier. The landlord has also recently upgraded the common parts as the reception, WCs and lifts have all been refurbished. In addition, the accommodation benefits from fantastic views over Knightsbridge and excellent natural light.



AVAILABILITY

6th floor 4,478 sq ft (420 sq m)



BROMPTON ROAD

SPECIFICATION

Recently refurbished reception

Commissionaire

Newly refurbished office floor

VRF air conditioning

Excellent natural light

2 x 14 person passenger lifts

Metal-tile suspended ceilings

Raised floor

LG7 compliant lighting

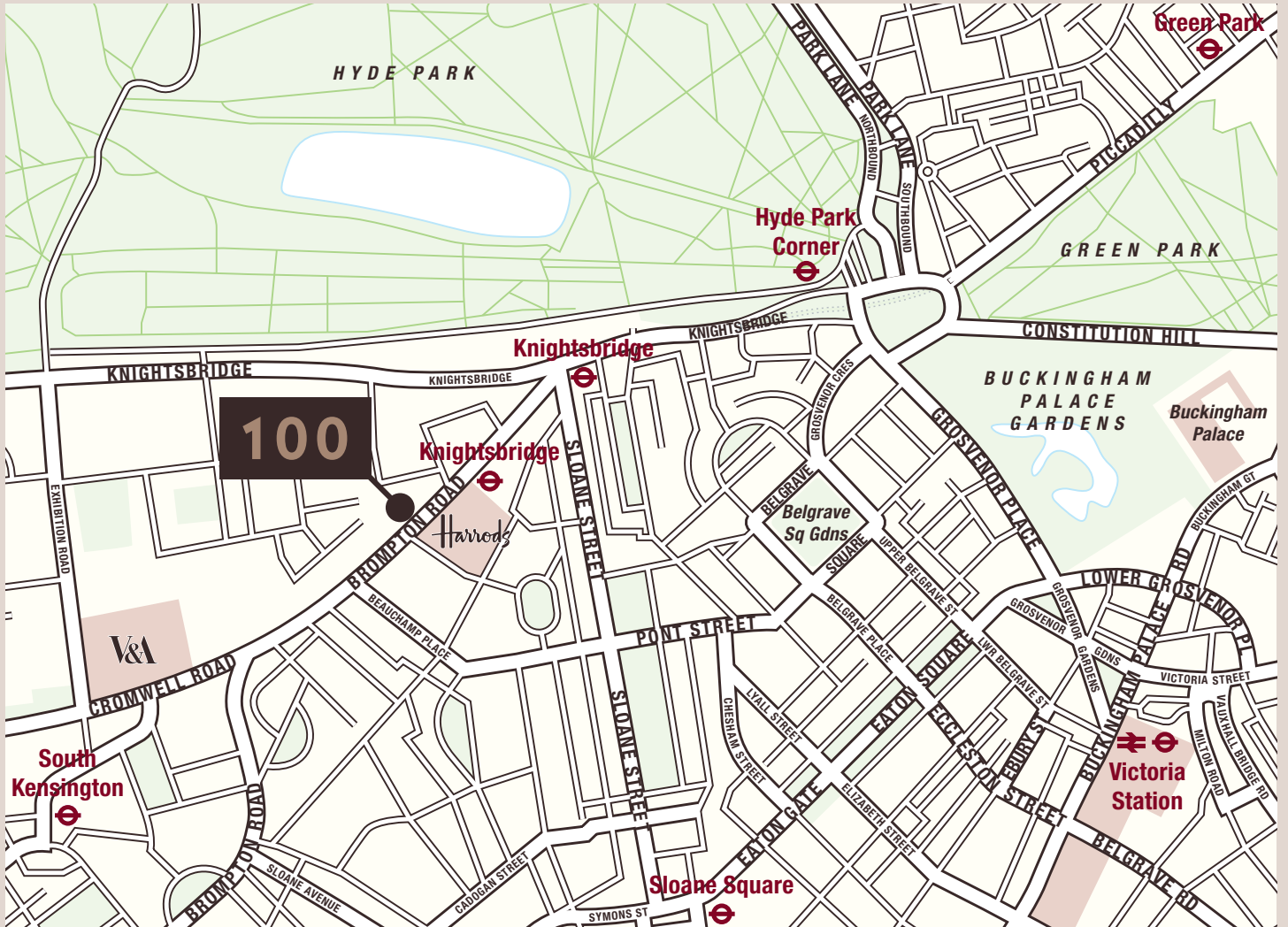
24 Hour access and security

Newly Refurbished WCs



LOCATION

100 Brompton Road is located in Knightsbridge opposite the world famous Harrods department store and directly to the south of Hyde Park. The Piccadilly Line from Knightsbridge station provides direct connections to Mayfair and St James's to the east and Hammersmith and Kensington to the west. Heathrow International Airport can also be reached via the Jubilee Line from Green Park.



TERMS

Available upon request

VIEWING

Strictly via sole joint agents

JULIAN LEECH

020 7522 8525

jleech@mellersh.co.uk

GEORGE REYNOLDS

020 7522 8524

greynolds@mellersh.co.uk

PETER BROMWICH

020 7581 9722

peter@milescommercial.co.uk

WWW.100BROMPTONROAD.LONDON

**mellersh
& harding**
020 7522 8500
www.mellersh.co.uk

MISREPRESENTATION ACT 1967. Mellersh & Harding LLP and Miles Commercial Ltd for themselves, hereby give notice that: (i) These particulars do not constitute any part of an offer or contract. (ii) Mellersh & Harding LLP and Miles Commercial Ltd accept no legal responsibility for any statement or representation whether written, oral or implied or whether contained in any advertisement, particulars or other matters issued by any correspondence entered into by them and whether made in any antecedent present or subsequent enquiries or negotiations. (iii) Neither Mellersh & Harding LLP or Miles Commercial Ltd nor their principals, agents, servants or representatives have any authority whatsoever to make or give any representation or warranty whatsoever whether written or implied in relation to this property. (iv) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of any antecedent present or subsequent statements or representations, and should not rely upon the same unless he has satisfied himself accordingly. (v) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. NOTE: The enclosed plans are based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office (Crown Copyright Reserved), Chas E Goad Limited, Geographical Limited and Geographers A-Z Map Co Limited, where applicable. These plans are published for the purposes of identification only and, although believed to be correct, their accuracy is not guaranteed and they do not form any part of any Contract. Details prepared January 2017



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS
020 7581 9722
milescommercial.co.uk