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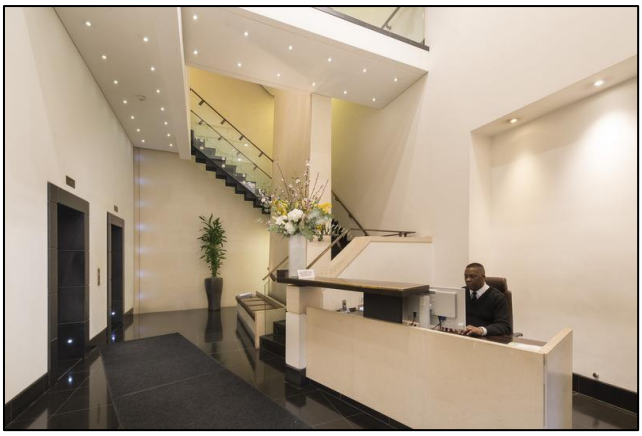
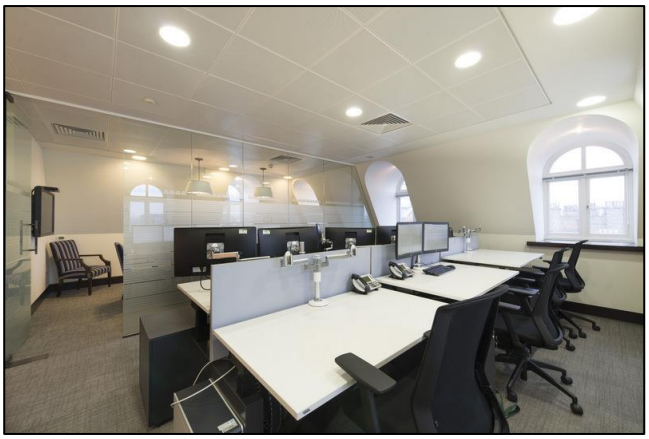
New Instruction

15 Sloane Square

London SW1

Grade A Offices with Two Terraces to Let





2,146 SQ FT (199.37 SQ M) APPROX WITH TWO ADDITIONAL LARGE ROOF TERRACES

TO BE LET

LOCATION: The offices are situated on the corner of Sloane Square and Sloane Street. The offices are within a few minutes' walk of Sloane Square underground station (District and Circle lines).

020 7522 8500

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

Accommodation (Net Internal Area)		
5th Floor	2,146 sq ft	199.37 sq m

AMENITIES:

- 2 x large roof terraces
- Air conditioning
- Commissionaire
- 2 x 13 person passenger lifts
- Raised floors
- Metal-tile suspended ceiling
- 4 x demised WCs
- Fitted with kitchen and meeting room

TERM: The premises are available for a term expiring 28th September 2024 at a passing rent of £215,000 per annum (£100.18 per sq ft). The rent is subject to an index linked rent review on 29th September 2017, 2020 and 2023.

BUSINESS RATES: £49.95 per sq ft per annum.

SERVICE CHARGE: £7.69 per sq ft per annum.

EPC RATING: TBC

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

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