

**\*\*\*NEW INSTRUCTION\*\*\***

**54 PONT STREET**

**LONDON SW1**



**SELF CONTAINED OFFICE WITH ITS OWN FRONT DOOR IN THE HEART OF  
KNIGHTSBRIDGE**

**804 SQ FT (74.7 SQ M) APPROX – TO BE LET**

**LOCATION:**

54 Pont Street is situated on the north side of Pont Street opposite the junction with Lennox Gardens in the heart of Knightsbridge close to the exclusive shopping of both Sloane Street and Brompton Road. Knightsbridge underground station (Piccadilly Line) is within easy walking distance.

**020 7522 8500**

**ACCOMODATION:** Comprises the entire ground floor office suite which is totally self-contained having the benefit of its own ground floor entrance to the street. The offices are arranged as two rooms together with a reception, kitchen, shower and WC's, having a net internal floor area of approximately 804 sq ft.

**SPECIFICATION:**

- Recently redecorated
- Own WCs and shower
- Caretaker on-site
- Air conditioning
- Self-contained
- Kitchen
- Cable managed
- Self-contained entrance from the street

**ACCOMMODATION:** The accommodation has the following approximate net internal floor area: -

Floor	Description	Sq Ft	Sq M
Ground	Offices	804	74.7

**TERM:** A new flexible lease for a term by arrangement direct from the Landlords.

**RENT:** **£56,280 per annum**, exclusive of all outgoings.

**SERVICE CHARGE:** The service charge will be fixed at £2.50 per sq ft plus an annual increase in line with the Retail Price Index.

**BUSINESS RATES:** The rates currently payable for 2014/ 2015 are running at £24.10 per sq ft.

**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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