

*****NEW INSTRUCTION*****

**MONTPELIER HOUSE
106 BROMPTON ROAD
LONDON SW3**



GRADE A FULLY-FITTED OFFICES

2,476 SQ FT (230.03 SQ M) APPROX – LEASE FOR SALE

LOCATION:

Montpelier House is located in a prestigious area situated immediately opposite Harrods and approximately 250m south of Hyde Park. Communications are excellent with Knightsbridge (Piccadilly line), South Kensington (District and Circle and Piccadilly lines) underground stations within a few minutes' walk, providing access to both the West End and City as well as to Heathrow Airport. In addition there are numerous bus routes which pass along Brompton Road and Knightsbridge and the area is extremely well served with a number of exclusive restaurants, shops and hotels.

020 7522 8500

DESCRIPTION: The available accommodation comprises a prime fully-fitted and furnished suite on the entire 3rd floor of the property, having an approximate net internal floor area of 2,476 sq ft (230.03 sq m). The premises are currently arranged as a reception/waiting area, two private offices, a large open-plan area, kitchen and comms room. The property has just been the subject of a comprehensive refurbishment and presents an occupier with a Grade A plug-and-play furnished option, available immediately with a minimum of expense.

SPECIFICATION:

- Fully Fitted
- Furnished
- Commissionaire
- VRF Air conditioning
- Raised floors
- Shower
- Metal-tile suspended ceilings
- Kitchen
- Fully carpeted
- New prominent façade
- LG7 compliant lighting
- 24 Hour Access

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

Floor	Description	Sq Ft	Sq M
Third	Offices	2,476	230.03

TERM: The premises are held by way of an effective full repairing and insuring lease for a term to expire February 2019, incorporating a tenant only option to break in March 2016 (subject to penalty). In the event that the lease is not determined in 2016, a 2 month rent free period will be granted. The lease is contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (part II) as amended.

RENT: **£210,460 per annum**, exclusive of business rates, service charge and VAT.

PREMIUM: Offers invited for the benefit of the unexpired leasehold interest, extensive fit-out and furniture.

SERVICE CHARGE: The service charge is currently running at approximately £8.19 per sq ft.

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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