

Fully Fitted Air Conditioned Office 1,140 Sq. Ft (105.9 Sq. M)



Location

The building is located at the junction of Brompton Place and Brompton Road close to Harrods and Knightsbridge (Piccadilly Line Underground station). In addition numerous bus routes pass close by.

Accommodation

Comprises part of the fourth floor having an approximate net internal floor area of 1,140 sq ft which is fully fitted to provide a large open plan area together with a separate meeting room.

The office is fully operational with fibre connection and furniture available if required.



Amenities

- Fully fitted offices
- Internet connected
- Air conditioned
- Own private WC
- Commissionaire
- 24 hour access
- Raised floors
- Automatic passenger lift



Terms

Our clients are looking to assign their lease which expires on the 30th October 2022 with a tenant only option to break in October 2020.

Rent

The current passing rent is £76,950 per annum (i.e. £67.50 per sq. ft).

Business Rates

The current rates payable equate to approx. £29.62 per sq. ft. The tenant should however make their own enquires.

Service Charge

The current Service Charge is estimated at £14.50 per sq. ft.

EPC

TBC

Possession

November/December 2019

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewings

Strictly by appointment through sole agents **MELLERSH & HARDING LLP**



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