

**161 Brompton Road,
Knightsbridge, London, SW3 1EX**

**SHORT TERM PLUG & PLAY OFFICE
AVAILABLE TO OCT 2020 | 1,140 SQ FT**



Location

The property is situated in the heart of Knightsbridge, at the junction of Brompton Place and Brompton Road, with good access to transport; Knightsbridge and South Kensington Underground Stations are close by giving access to the Piccadilly, Circle, and District Lines.

Description

Comprises part of the fourth floor having an approximate net internal floor area of 1,140 sq ft of fully fitted office space, providing a large open plan area and a separate meeting room.

The office is ready to move into with fibre connection and furniture available if required.

Available November/December 2019 on a flexible lease term.

Floor Areas

Floor	sq ft	sq m
4 th Floor	1,140	106
TOTAL (approx.)	1,140	106

*Measurement in terms of *NIA



Ray Walker, Partner

📞 020 7025 1399

Joint Agents: Mellersh & Harding

Georgia Mason, Agency Surveyor

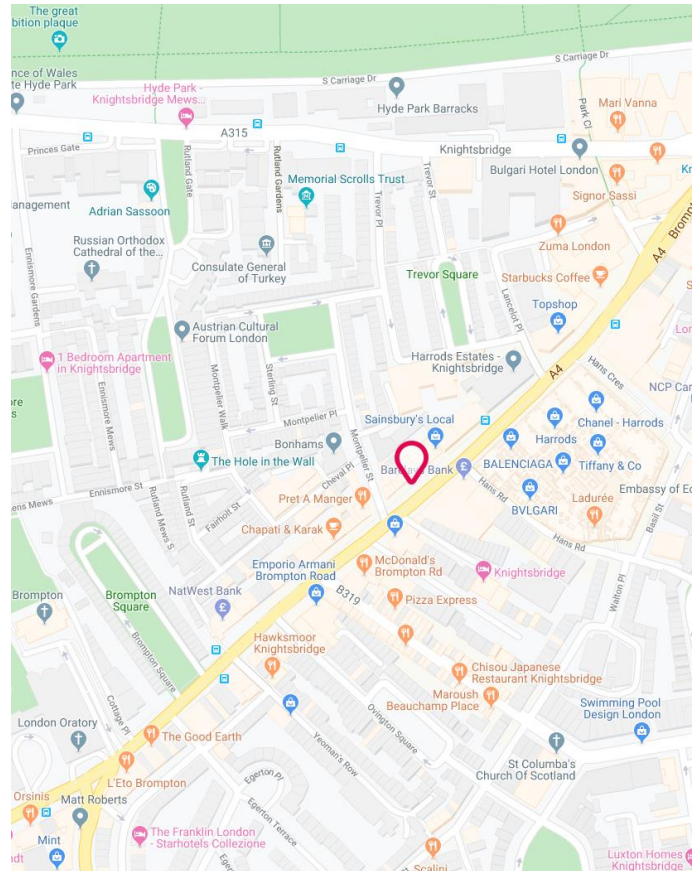
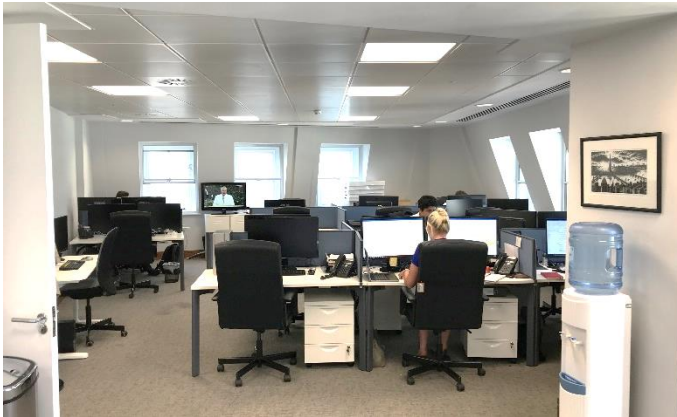
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.yoa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract October 2019

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OFFICE TO LET | 1,140 SQ FT



Terms

Tenure:	Leasehold
Lease:	Short term lease to October 2020 or October 2022
Passing Rent:	£76,950 per annum (£67.50 per sq. ft pax)
Rates:	Estimated at £29.62 per sq ft
Service Charge:	Approximately £14.50 pax
EPC Rating:	TBC

Amenities

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

Ray Walker, Partner

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