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**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS

MONTPELIER HOUSE 106 BROMPTON ROAD LONDON, SW3 1JJ

FITTED OFFICES TO LET – 2,461 SQ FT



Location: This building is prominently located on the North side of Brompton Road opposite Harrods, between the junctions with Lancelot Place and Montpelier Street.

Description: The property was subject to a comprehensive refurbishment in 2014 which included a new façade and the reconstruction of the upper parts of the building.

Floor Areas: 3rd Floor 2,461 sq ft **Under Offer**

Summary Specification:

* Fully Cat A Spec	* Fitted to extremely high standard
* Air Conditioning	* New Prominent Façade
* Metal Ceilings	* Receptionist
* LG7 Compliant Lighting	* Raised Floors
* Bike Store	

Possession: Immediate.

**Terms:
Assignment:**

The existing lease, which is granted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954, expires on the 10th March 2019. The passing rent is £210,460 / £85.50 psf.

New Lease:

A new lease, for a term by arrangement, can be made available from the owner of the building simultaneously to the surrender of the existing lease.

Rates £46.50 psf (approximately)

Service Charge £8.74 psf (approximately)

For further information please contact:

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