

# MONTPELIER HOUSE

## 106 BROMPTON ROAD SW3

2<sup>nd</sup> FLOOR – 2,461 SQ FT

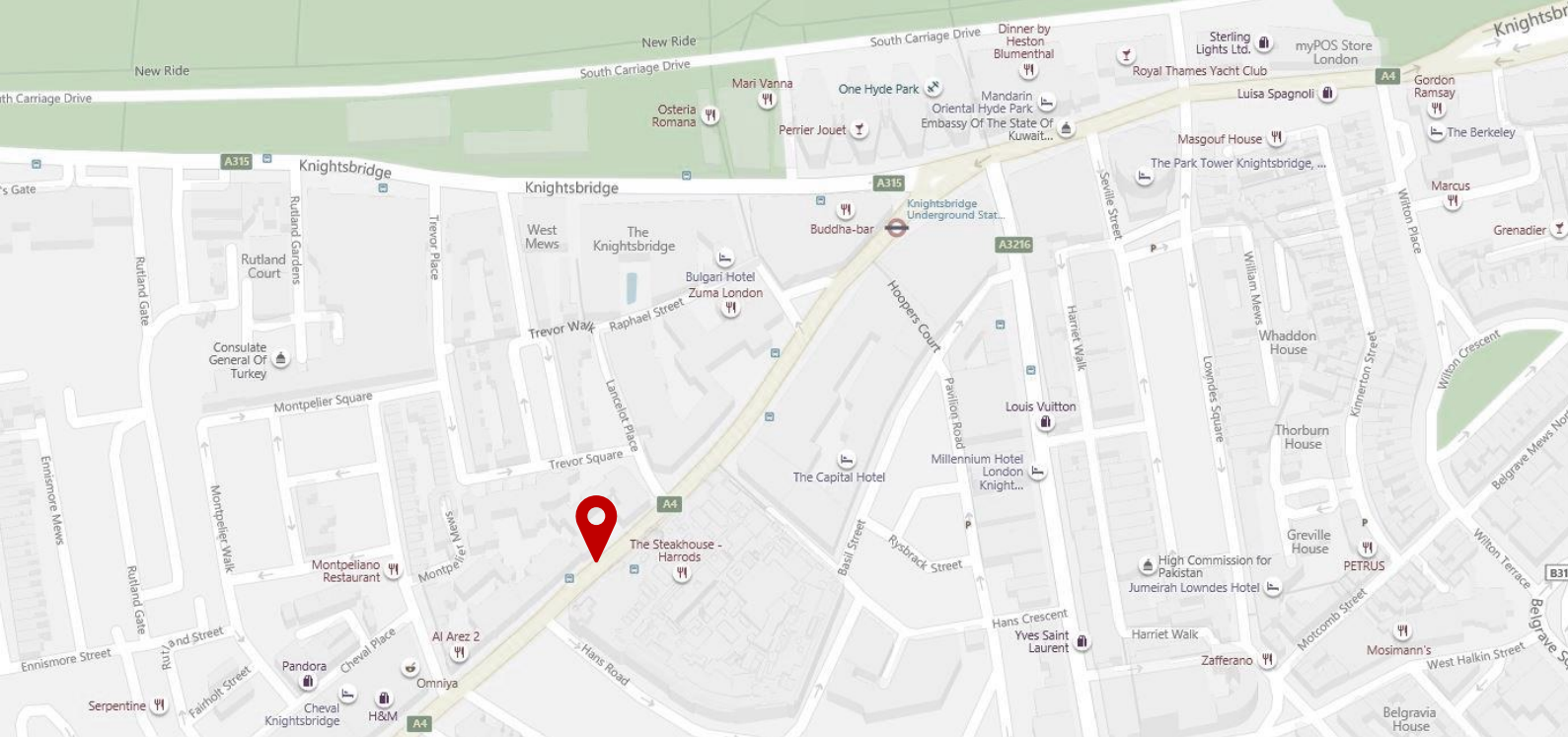
EDWARD CHARLES  
& PARTNERS W1  
CHARTERED SURVEYORS



### HIGH QUALITY FITTED OFFICES AVAILABLE...

Montpelier House is an attractive modern building which was comprehensively refurbished in 2014 which included a new façade and the reconstruction of the upper parts of the building. The space has been fitted out to a high standard, which includes 5 x meeting rooms/private offices, open plan space for 16 desks, kitchen/breakout area, reception and demised WCs and shower.

Fitted to a high-quality standard	Air-conditioning	LED Lighting	Full access raised floors	Good natural light – through modern glazing	Meeting Rooms / Private Offices
Prominent position on Brompton Road	Passenger lifts	Commissionaire	Shower and Cycle storage	WCs per floor	Fitted Kitchenette / Break out area



## LOCATION

Fantastic location on the north side of Brompton Road, immediately opposite Harrods.

Abundance of luxury local amenities, including exclusive retail restaurants, hotels and leisure facilities in the area.

## TRANSPORT

Knightsbridge Station (1 min walk) Piccadilly Lines

South Kensington Station (10 mins walk) Piccadilly & District & Circle Lines

Numerous bus routes are available up and down Brompton Road for easy access into The West end & Kensington & Chelsea

FLOOR	SIZE (SQ FT)	RENT (PSF)	RATES (PSF)	SC (PSF)	AVAILABILITY
Total	2,461 sq ft	£85.00	C.£43.82	C.£11.78	July 19

**TENURE** Leasehold  
**LEASE** Available by way of a new lease direct from the Landlord for a term by arrangement.

**EPC** TBC  
**OTHER** Available on completion of legals.

## VIEWING

Strictly by appointment through landlord's joint sole agents:

**Edward Charles & Partners**  
020 7009 2230

Sean Cunningham  
[scunningham@edwardcharles.co.uk](mailto:scunningham@edwardcharles.co.uk)

Ian Bradshaw  
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