



UNIQUE SELF CONTAINED OFFICES
IN THE HEART OF KNIGHTSBRIDGE
WITH 5 SECURE PARKING SPACES
5,140 SQ FT / 477 SQM



189 BROMPTON ROAD
LONDON SW3 1NE



LOCATION

This prominent building is located in the heart of Knightsbridge at the junction of Beauchamp Place. Brompton Road is one of the most prestigious addresses in London and the subject property (above Armani) is located 100 yards from Harrods. Communications are excellent – Knightsbridge, (Piccadilly Line) and South Kensington (Piccadilly, District & Circle Lines) Underground Stations are located a short walk away. In addition, numerous bars and restaurants are in close proximity including Zuma, Signor Sassi, Harvey Nicholls and both Bar Bolud & Dinner by Heston within the World Famous Mandarin Oriental Hotel. The West End is a short walk away through Hyde Park.

LEASE

The offices are available by way of an assignment of the existing lease for a term to expire in April 2021. The lease is excluded from the Landlord and Tenant Act 1954.

FLOOR AREA
5,100 SQ FT / 447 SQM

APPROXIMATE COSTS

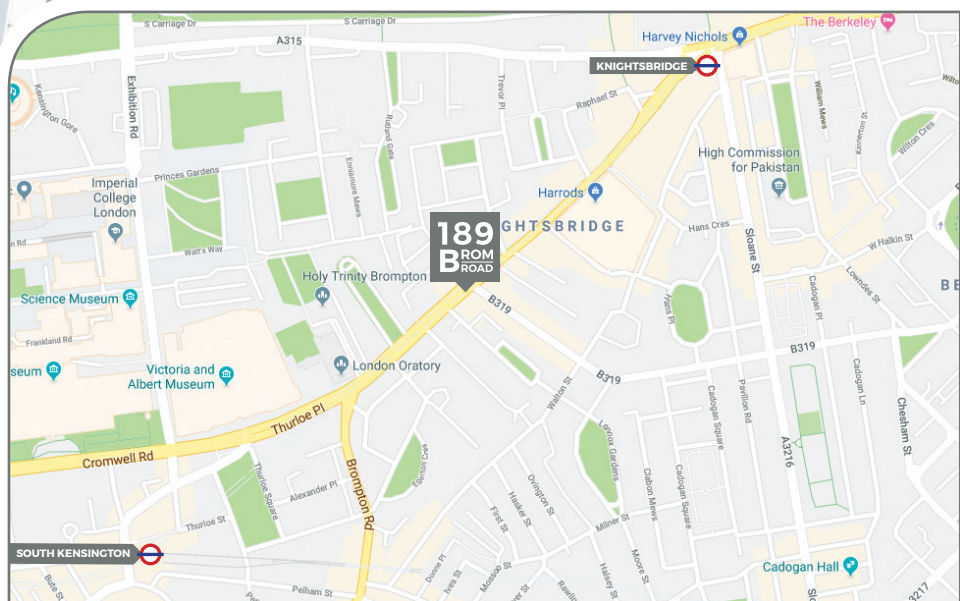
NET EFFECTIVE RENT*
£0

BUSINESS RATES PAYABLE
£157,500 (£30.65 SQ FT)

SERVICE CHARGE
£3,200 (£0.60 SQ FT)

TOTAL INCLUSIVE COST
PER ANNUM / PER MONTH
£160,700 / £13,400

*NET EFFECTIVE RENT IS AFTER INCENTIVES ARE APPLIED, SUBJECT TO COVENANT AND CONTRACT.



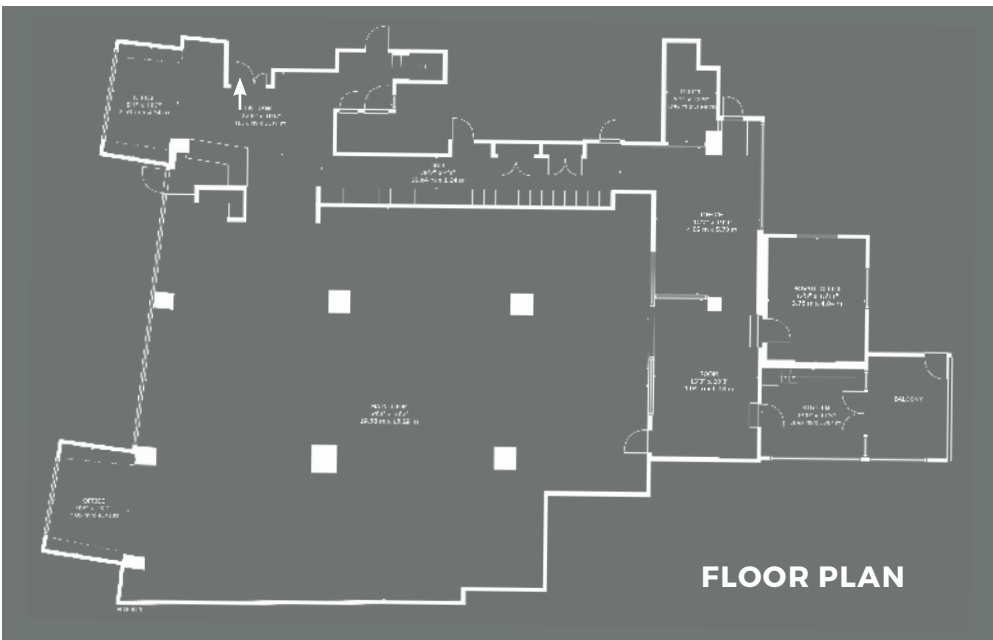


ACCOMMODATION

These unique creative offices comprise a self contained 2nd floor measuring 5,140sq.ft / 477 sqm. The floor is accessed via its own entrance directly fronting onto Brompton Road and benefits from its own automatic passenger lift, air conditioning, kitchen and WCs. Predominantly open plan, the floor has good natural light and skylights to the rear. The property includes five parking spaces.

AMENITIES

- UNIQUE SELF CONTAINED FLOOR
- OWN ENTRANCE
- AUTOMATIC PASSENGER LIFT
- PRIVATE WC'S
- STORAGE
- KITCHEN & BREAK OUT AREA
- OPPORTUNITY TO CREATE OWN IDENTITY
- 5 PARKING SPACES
- GOOD NATURAL LIGHT
- ENTRYPHONE
- FULLY CABLED
- COMMS. ROOM





LONIC

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