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**EDWARD CHARLES
& PARTNERS** W1
CHARTERED SURVEYORS

THE KNIGHTSBRIDGE ESTATE

50 HANS CRESCENT | LONDON | SW1

OFFICE SUITE TO LET

2,374 Sq Ft - Available



Location

Knightsbridge Underground Station (Piccadilly line) is within a minutes walk of the building. The building is located just moments away from the numerous restaurants, bars, cafes and boutique retail outlets of Sloane Street, Brompton Road and Knightsbridge.

Description

50 Hans Crescent was redeveloped in 2006 behind the retained façade to provide a new double height reception along with open plan office space. The floor plate is very efficient and benefits from good natural light.

Accommodation & Outgoings

Floor	Area (sq ft)	Area (sq m)	Rent (psf)	Rates (est)	SC (pa)	Status
Part 6 th	2,374	221	POA	£34.14 psf	£41,294.84	Available Immediately
Total	2,374	221				

Amenities/Specification

The unit is in the process of being completely refurbished and will offer bright, contemporary space.

- * VRV air conditioning
- * Two 16-person passenger lifts
- * 24-hour access
- * Commissionaire
- * Four WC's & two showers on each floor
- * Full access raised floor

Lease

New Lease available from the Freeholder.

EPC Rating

TBC.

Map



Viewings

Strictly by appointment through joint letting agents:

Edward Charles & Partners

Jamie Shuttle
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020 7009 2306

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