

# Fitted Offices To Let

## Atlantic Court, 77 King's Road, SW3 – Plug & Play



### Location

The building is situated in a quiet mews just off King's Road. Sloane Square is within a 5 minute walk from the property. In addition, there are many bus routes running along King's Road that provide access to Central London.

### Description

This plug & play office suite has been recently refurbished and benefits from comfort cooling, demised WCs, a fitted kitchenette and high speed internet. The suite is accessed via an impressive double height entrance lobby.

### Specification

- Ready for immediate occupation
- Raised access floor
- Recessed LED lighting
- Suspended ceiling
- Comfort cooling
- Demised WCs
- Kitchenette
- 24 hour access

### Lease

Available by way of an assignment to June 2021 with a £50,000.00 reverse premium being offered.

### Terms

**Passing Rent:** £47.14 per sq ft  
**Rates:** £18.95 per sq ft  
**Service Charge:** £10.69 per sq ft

Floor	Area (sq ft)	Area (sq m)
2 <sup>nd</sup> floor	2,058	191
<b>TOTAL</b>	<b>2,058</b>	<b>191</b>

### Contacts – For further information please contact

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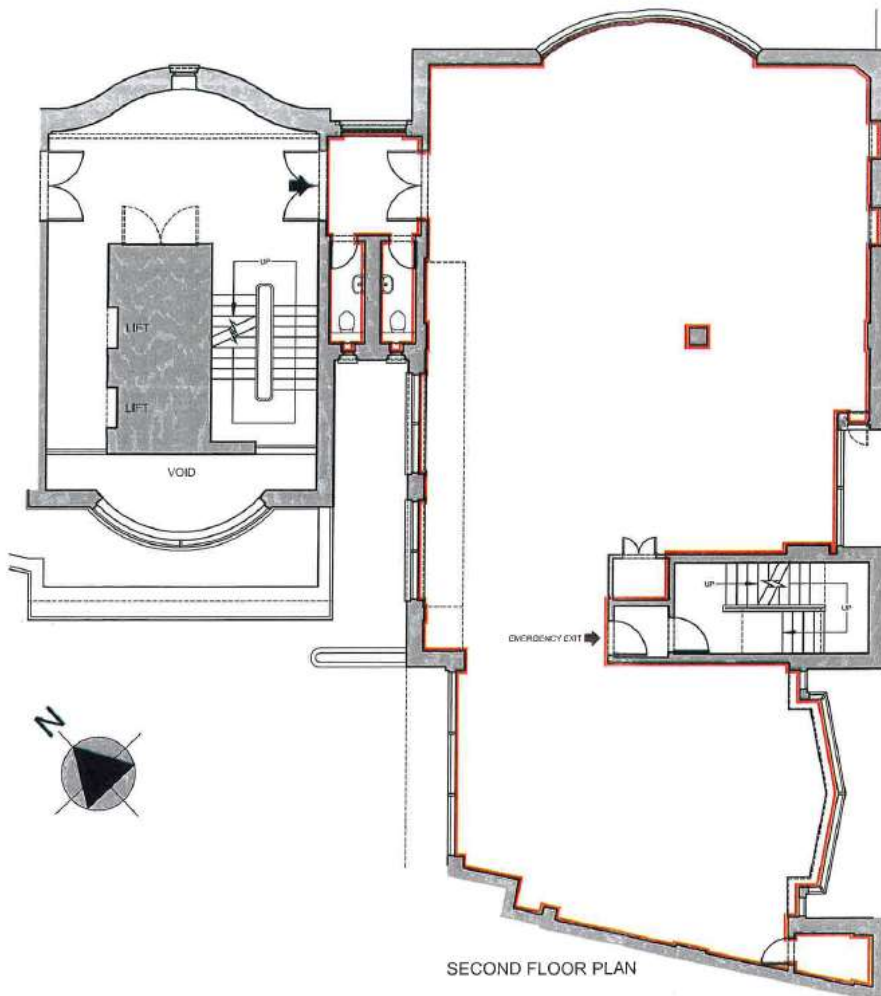
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2<sup>nd</sup> floor– 2,058 sq ft (191 sq m)



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