



2nd Floor Front Office

188 Brompton Road, Knightsbridge, London, SW3 1HQ

**To let – super prime
Knightsbridge dual aspect
office.**

447 sq ft
(41.53 sq m)

- Unrivalled natural light with floor-to-ceiling windows
- Superbly fitted office space in highly sought-after area
- New Lease Available
- Prime Central London location

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Summary

Available Size	447 sq ft
Rent	£40,000 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	D (99)

Description

This impressive second floor office sits proudly on the Brompton Road in the heart of Knightsbridge, enjoying excellent views from almost all angles due to the building's elevations and modern glazed façade. The office has space for 7-10 desks and is highly functional, fitted with mod-cons such as Air-Conditioning, LED spotlighting, and copious internet & power outlets are also found throughout. In addition, the office, as well as being serviced by a lift has the use of a private washroom and a shared kitchen.

The space is presented in good order and could help provide a new undiscovered base for those seeking a more engaging working environment for a medium-sized team away from the home.

Location

The property is 0.3 miles from Knightsbridge Underground Station providing exceptional access to Central London and The City via the Piccadilly Line. The property stands between Knightsbridge's fashionable shopping district with its world-famous restaurants and retailers such as Harrods, Harvey Nichols and Nusr-Et to name a few. To the north, a short walk past the Museums is Hyde Park just less than 10-minutes away.

Terms

RENT: £40,000 per annum.

TENURE: Leasehold.

RATEABLE VALUE: Upon Enquiry.

EPC: D.

RETAIL PREMISES: (USE CLASS A1 / A2): c.447 sq ft / 41.5 sq m.

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea.

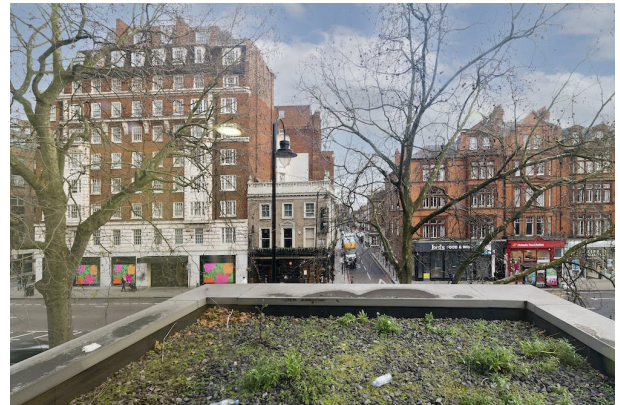
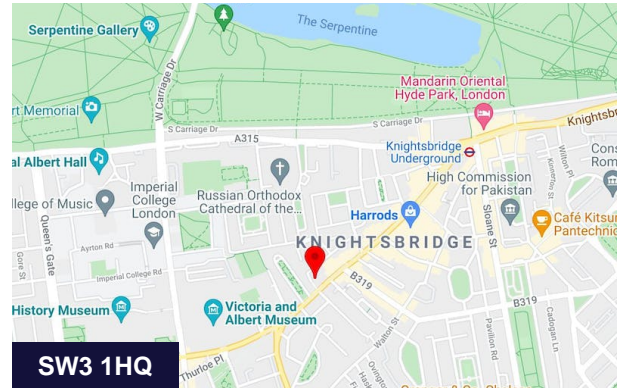
VAT: TBC.

POSSESSION: Full vacant possession immediately on possession of legal formalities.

LEASE TERMS: A new FRI lease granted outside the Landlord & Tenant Act 1954 for a minimum term of 3 years containing a mutual break clause at the end of the tenancy.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



Viewing & Further Information



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Adam Stackhouse

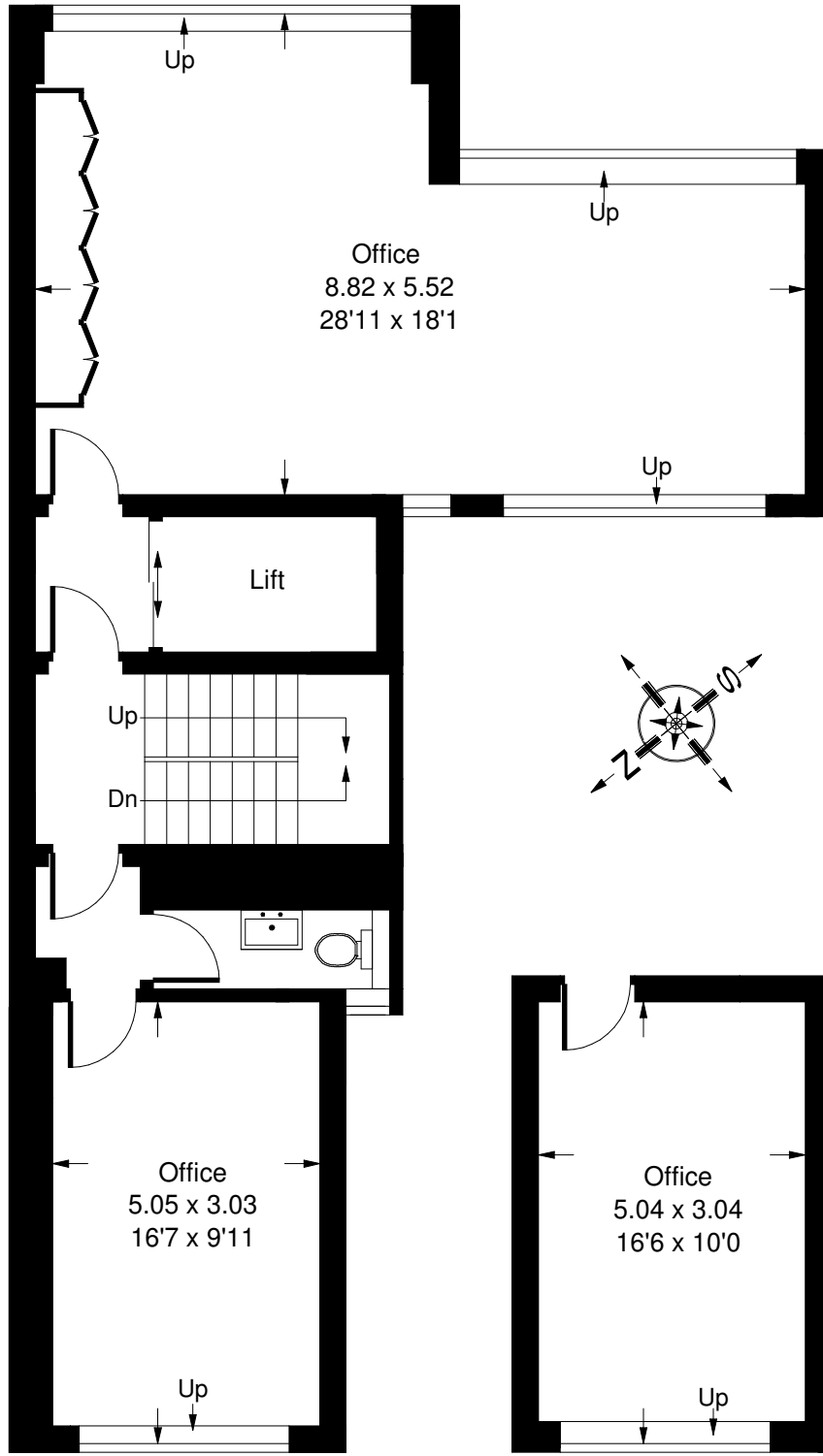
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Brompton Road, SW3

Approx. Gross Internal Area
2nd Floor Front = 41.5 sq m / 447 sq ft
2nd Floor Rear = 15.5 sq m / 167 sq ft
3rd Floor Rear = 15.4 sq m / 166 sq ft
Total = 72.4 sq m / 780 sq ft



Second Floor

Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.