

New Instruction

15 Sloane Square

London SW1

Grade A Offices with Two Terraces to Let



2,146 SQ FT (199.37 SQ M) APPROX WITH TWO ADDITIONAL LARGE ROOF TERRACES
TO BE LET

LOCATION: The offices are situated on the corner of Sloane Square and Sloane Street. The offices are within a few minutes' walk of Sloane Square underground station (District and Circle lines).

020 7522 8500



Accommodation (Net Internal Area)

5 th Floor	2,146 sq ft	199.37 sq m
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AMENITIES:

- 2 x large roof terraces
- Air conditioning
- Commissionaire
- 2 x 13 person passenger lifts
- Raised floors
- Metal-tile suspended ceiling
- 4 x demised WCs and shower
- Fitted with kitchen and meeting room

TERM: The premises are available for a term expiring 28th September 2024 at a passing rent of £215,000 per annum (£100.18 per sq ft). The rent is subject to an index linked rent review on 29th September 2017, 2020 and 2023.

BUSINESS RATES: £49.95 per sq ft per annum.

SERVICE CHARGE: £7.69 per sq ft per annum.

EPC RATING: TBC

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Immediate upon completion of legal formalities.

VIEWINGS: Strictly via sole letting agents **MELLERSH & HARDING**

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