

New Instruction

161 Brompton Road, London, SW3

mellersh
& harding
020 7522 8500
www.mellersh.co.uk

Fully Fitted Air Conditioned Office 2,285 Sq. Ft (212.3 Sq. M)



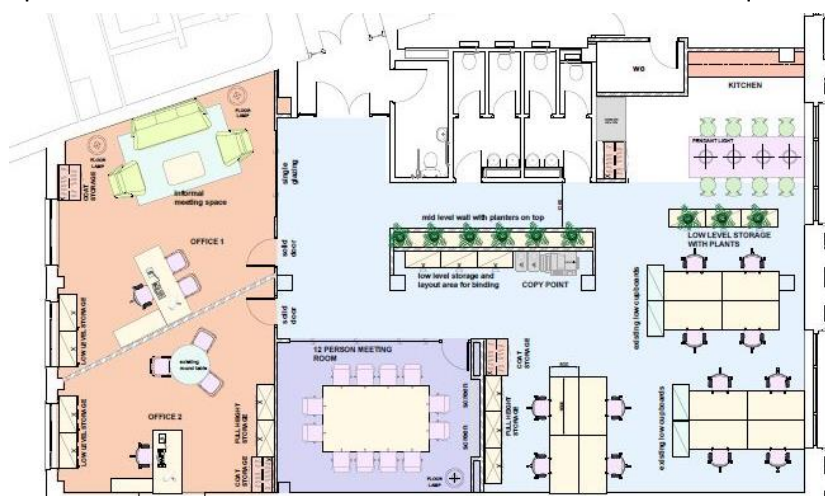
Location

The building is located at the junction of Brompton Place and Brompton Road close to Harrods and Knightsbridge (Piccadilly Line Underground station). In addition numerous bus routes pass close by.

Accommodation

Our clients moved into the Part 4th floor comprising of 2,285 sq. ft last year and have attractively fitted it out to provide two directors offices, meeting rooms and a large open plan area together with breakout space. It also benefits from its own independent meeting WC's.

The office is fully operational with fibre connection and furniture available if required.



Amenities

- Fully fitted offices (furniture available if required)
- Fibre connected
- Air conditioned
- Commissionaire
- 24 hour access
- Raised floors
- Automatic passenger lift



Terms

Our clients are looking to assign their lease which expires on the 30th July 2028 with rent reviews and tenant only options to break in July 2022 and 2025.

Alternatively, the office is available by way of a sub-lease until March 2022 at a rent of £67.50 per sq. ft.

Rent

The current passing rent is £154,237.50 per annum (i.e. £67.50 per sq. ft).

Business Rates

The current payable rates equate to approx. £28.96 per sq. ft for 2018/2019. The tenant should however make their own enquires.

Service Charge

The current Service Charge is estimated at £14.50 per sq. ft.



EPC
E 109

Possession
October 2018

Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

Viewings

Strictly by appointment through joint agents **MELLERSH & HARDING LLP and BNP PARIBAS**

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