

Part 4th floor available in this prestigious office building

1 Knightsbridge, SW1

4,377 square feet – Part Fourth Floor (North West)

- Contemporary entrance and staffed reception
- Refurbished 6 automatic passenger lifts
- 24 hour building security
- Car parking by separate arrangement
- Air conditioning
- Mixture of open plan and partitioned offices
- Atrium Room
- Metal raised floor
- Metal tiled suspended ceilings with recessed light fittings
- Comms room with A/C
- Kitchen
- Bicycle storage, showers and changing rooms
- EPC rating E(109)

Location

This landmark office building is situated within its own courtyard on the south side of Knightsbridge close to the junction with Hyde Park Corner (Piccadilly Line) and within close walking distance of Green Park (Piccadilly, Jubilee and Victoria Lines). National Rail mainline stations at Paddington, Marylebone and Victoria are all close by.

Accommodation

The part 4th floor is fitted out to a very high standard and offers an occupier approximately 4,377 sq ft of modern, mainly open plan office accommodation with a boardroom, private meeting rooms, kitchen and shower room.

Net Internal Area of approximately 4,377 square feet.

Lease

The lease is outside the Act and is offered on either a sublet basis until 29th March 2016, or on a new full repairing and insuring lease offered directly from the landlord until 24th November 2020.

Quoting Rent

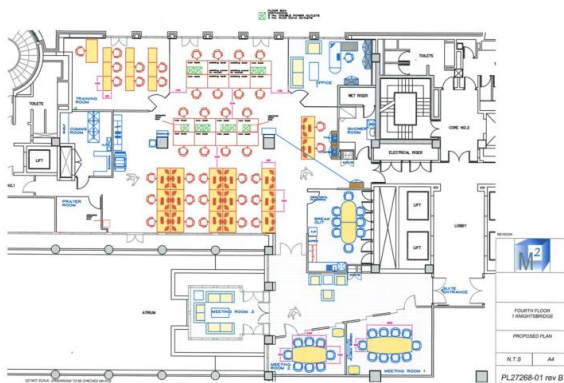
Quoting rent £79.50psf exclusive of rates, service charge and VAT.

We are informed that the rates payable for 2015/16 are approximately £39.14 per square foot. Interested parties are advised to make their own enquiries.

The service charge is estimated at approximately £14.00 per square foot for 2016 -2017.

Viewing

Please contact either Cressida Comyn (0207 183 4768) or Julie Rees (020 7183 7676)



Not to Scale – for indicative purposes only

