

**2,000 sq ft - 4,960 sq ft Office Floor opposite Harrods**



**Moreau House, 116 Brompton Road, London SW3**

**3<sup>rd</sup> Floor, 4,960 square feet**

- Assignment or a subletting available
- Fully fitted with cabling
- Contemporary reception and lift lobby area
- 2 x internal glass wall climber lifts
- Commissionaire
- Air conditioning
- Metal tiled suspended ceiling with suspended light fittings
- Full access raised floors
- Comms room with A/C
- Kitchenette
- Demised male, female and disabled WC's
- 24hr access

## Location

These high quality offices are located approximately 200m from Knightsbridge (Piccadilly line) underground station. The offices are on the north side of Brompton Road which benefits from numerous bus routes in and out of the centre of London and to the West.

## Description

The floor is fitted out to a very good standard and offers an occupier a modern, mainly open plan working environment.

## Floor area

The floor has an approximate Net Internal Area of 4,960 **square feet**. The floor can be split to provide a unit of c.2,000 sq ft or c.3,000 sq ft.

## Lease

Assignment or subletting to 24<sup>th</sup> January 2018.

## Rent & Other Outgoings

On an assignment the current passing rent is £238,080 per annum (£48.00 per square foot), exclusive.

On a subletting, we are quoting £67.50psf exclusive.

We are informed that the rates payable for 2014/15 are approximately £39.52 per square foot. All interested parties are advised to make their own enquiries.

The lease benefits from a service charge cap of £13.50psf plus RPI, and the current service charge is running at approximately £15.49 per square foot.

## Premium

Offers sought for our client's valuable leasehold interest.

## Possession

Immediate on completion.

## Viewing

Through Nigel Wallnöfer or Pippa Vincent on 020 7183 7676.

May 2014