

## CHARACTER KNIGHTSBRIDGE OFFICE SUITE TO LET

3 Yeoman's Row, London SW3 2AL

3,900 square feet

- 1<sup>st</sup> Floor
- Close proximity to Knightsbridge tube station
- High quality fit out
- Part wooden floor
- Raised floor
- Excellent natural light
- Comfort cooling
- WCs
- Shower
- EPC Rating - e



## Location

This prominent building is situated on the east side of Yeoman's Row just off the Brompton Road. It is in close proximity to good transport links being within easy walking distance of both Knightsbridge (Piccadilly lines) and South Kensington (Piccadilly and Circle & District lines) stations.

## Description

The first floor has dual aspect onto Brompton Road to the north and Yeoman's Row to the east. The offices are approached via a discreet reception with staircase providing access to the first floor. The available accommodation is fitted out to a high standard providing a mixture of open plan and glass partitioned private office, and benefits from comfort cooling, raised wooden floors, suspended ceiling and excellent natural light.

## Net Internal floor area:

First Floor – 3,900 sq/ft

## Terms

The accommodation is available by way of either sublease or assignment until June 2017.

## Premium

Premium offers are invited for the benefit of the lease.

## Possession

Immediate, on completion of legal formalities

## Contact

For further information, please contact either Edward Carter or Pippa Vincent at GN2 on 020 7183 7676 or Scott Ward-Reece of Stirling Ackroyd on 020 7749 3838

