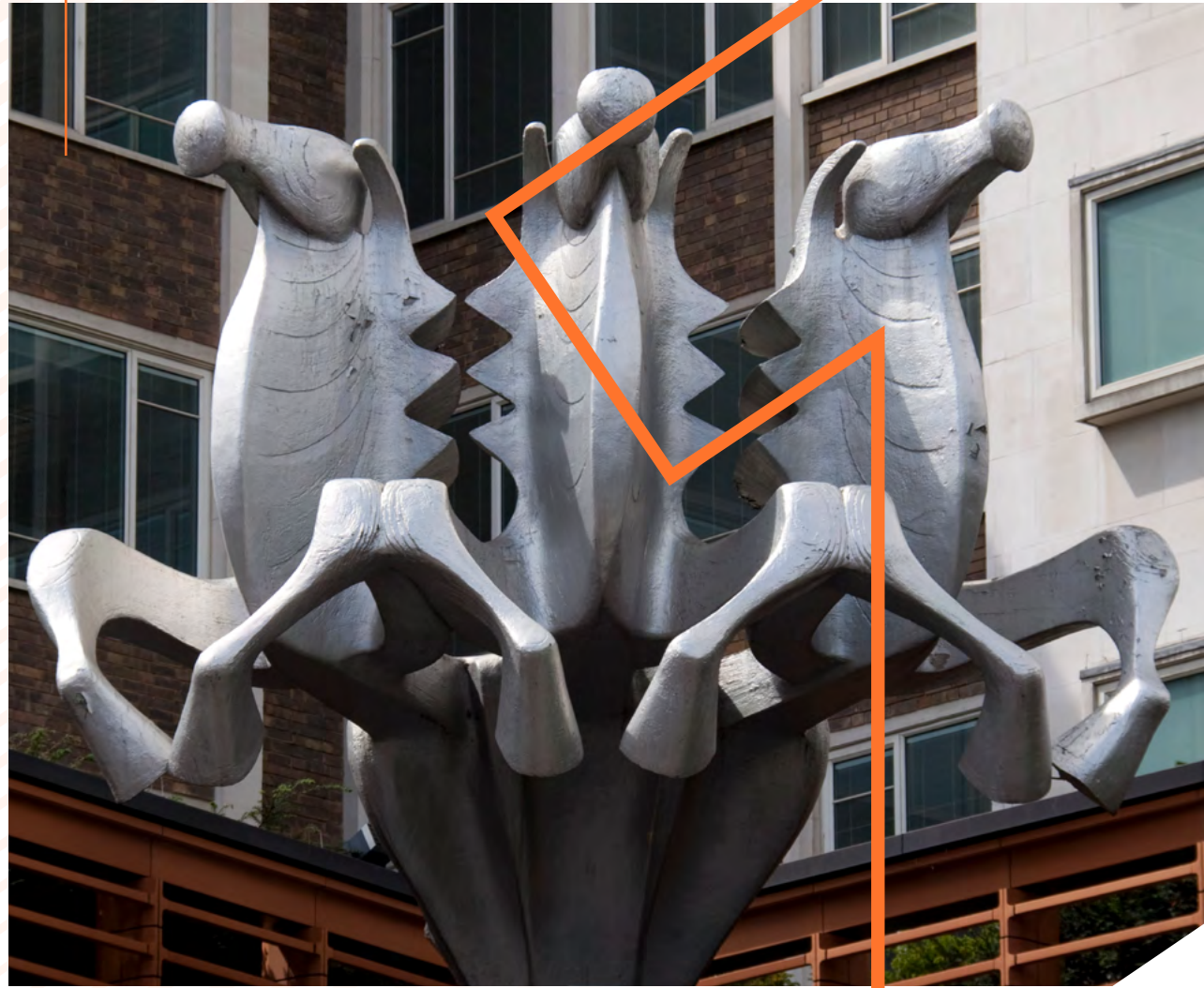


Modern **2,900 sq ft**
Part Sixth Floor
Office Space in
the Heart of
Knightsbridge

NEW 5 YEAR LEASE AVAILABLE



KNIGHTSBRIDGE GREEN
SW1



LOCATION

1 Knightsbridge Green is located directly opposite Harrods department store in the heart of Knightsbridge. The property benefits from excellent transport links.

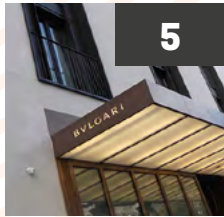
- ⊖ **Knightsbridge** | 3 minutes
- ⊖ **Hyde Park Corner** | 10 minutes
- ⊖ **South Kensington** | 16 minutes



THE LOCALITY



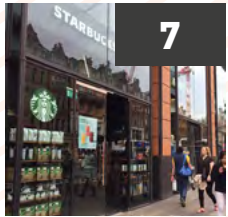
Dinner by Heston Blumenthal



Bulgari Hotel



NCP Car Park
Pavillion Road



Starbucks
Coffee shop



Le Chinois
Restaurant and Bar



Signor Sassi
Italian restaurant



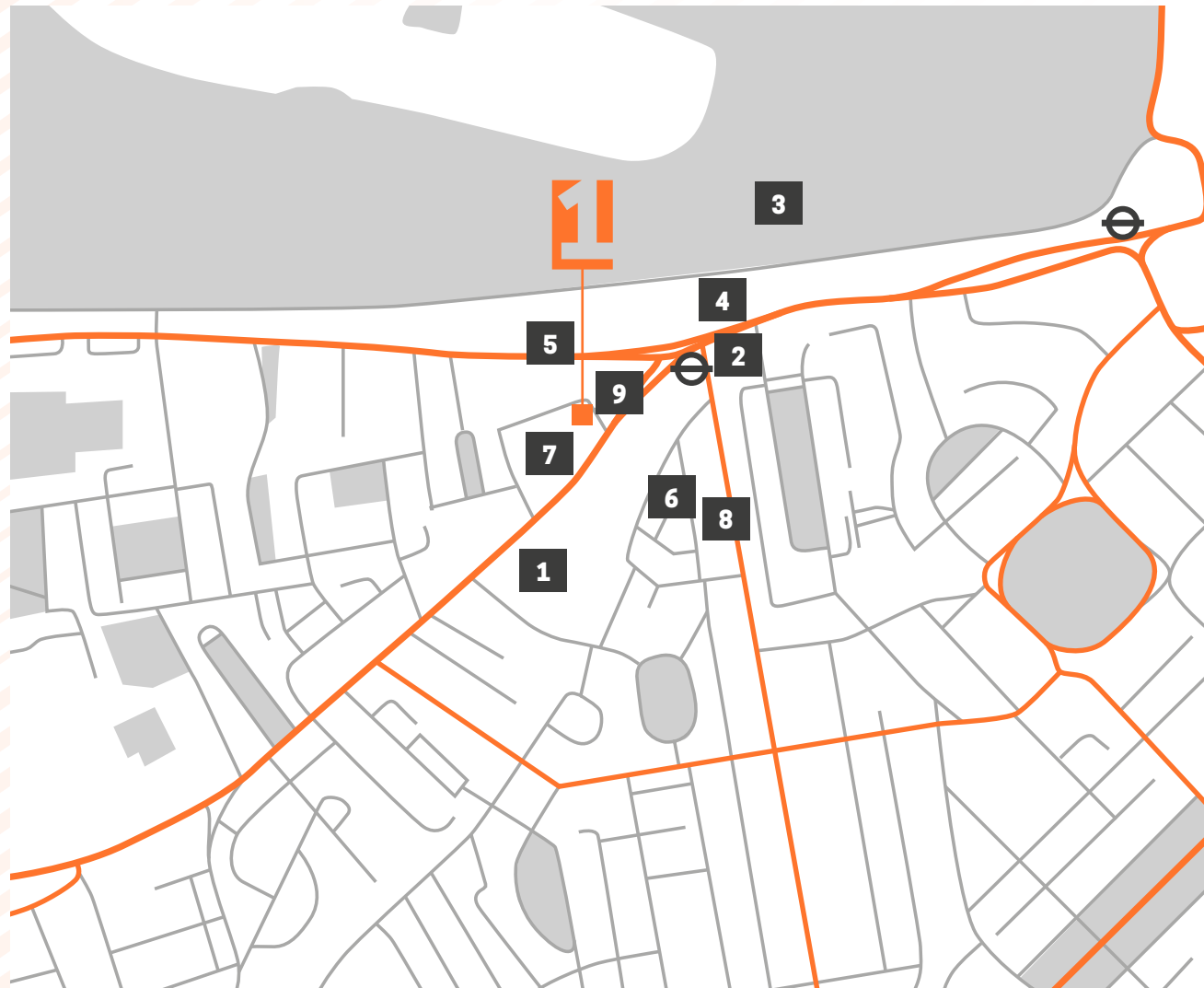
Harrods Department Store



Harvey Nichols
Department Store

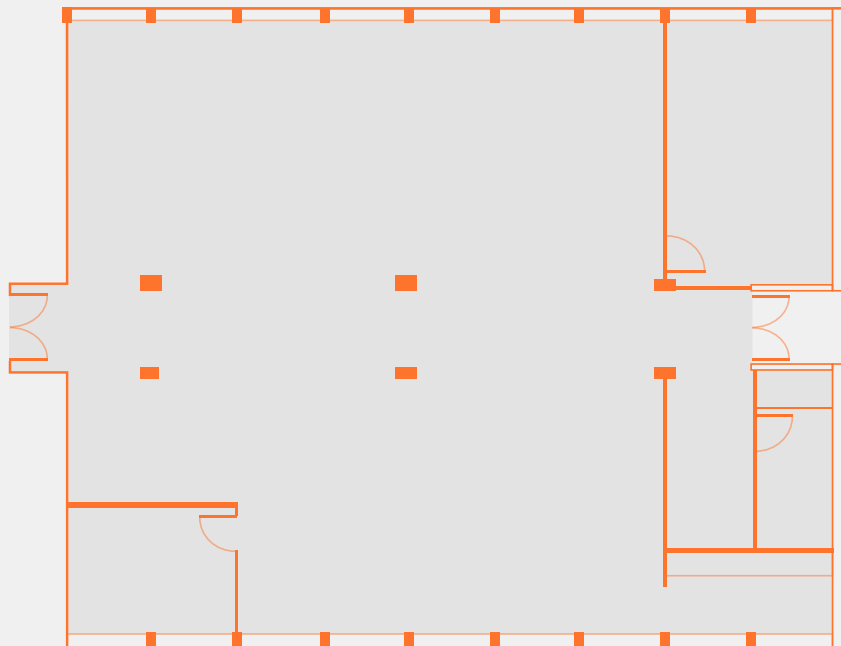


Hyde Park &
The Serpentine Lake



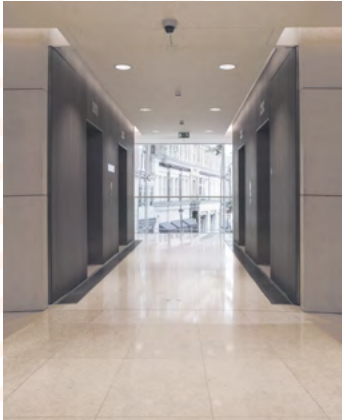


The double height reception and lobby



DESCRIPTION

This purpose built office building benefits from a recent comprehensive refurbishment of the reception and new WC's and showers on each floor. The offices comprise a self contained unit on the sixth floor, refurbished to Grade A standard.



AMENITIES

- Four passenger lifts
- Commissionaire
- Newly refurbished double height reception
- Air conditioning
- Kitchenette
- New WC's & showers
- 24 hour access
- Excellent natural daylight
- Business lounge





LEASE

A new lease is available for a term of 5 years, to be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.



OUTGOINGS

- Rent: **£65.00** per sq ft
- Rates: **£25.20** per sq ft
- Service charge: **£15.00** per sq ft

VIEWING

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Whilst every effort has been made to ensure the accuracy of these particulars, they are for guidance only and do not form part of any contract. Unless otherwise stated, all prices and rents quoted are exclusive of VAT. Designed by i-Creative, November 2019.