

## HIGH QUALITY FULLY FITTED KNIGHTSBRIDGE OFFICES ON COMPETITIVE TERMS – 1<sup>ST</sup> FLOOR AVAILABLE 243 KNIGHTSBRIDGE SW7 1DN



### LOCATION

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The property is situated on the south side of Knightsbridge at its junction with Trevor Place. Knightsbridge underground station (Piccadilly line) is within a 5 minute walk, as are the diverse range of hotels, restaurants and shopping opportunities on Brompton Road and Sloane Street.

### ACCOMMODATION

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The available accommodation comprises the entire first floor having a net floor area of 2,432 sq ft. With windows on three elevations, the offices are bright and enjoy an aspect over Hyde Park. The offices have been fitted out to a high standard, with a combination of private offices and conference rooms.

### AMENITIES

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- Four pipe fan coil air conditioning
- Perimeter and underfloor trunking
- Various meeting rooms
- Two 8 person passenger lifts
- Manned reception
- 24-hour access
- Onsite gym exclusively for tenants

### LEASE

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The accommodation is available by way of a new lease for a term expiring in September 2024, outside the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.



## OUTGOINGS

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Rent: £49.50 per sq ft

Business Rates: c.£22.70 per sq ft (2019/2020)

Service Charge: c.£13.50 per sq ft  
(fixed, subject to annual indexation)

## VIEWING

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For further information please contact joint agents:



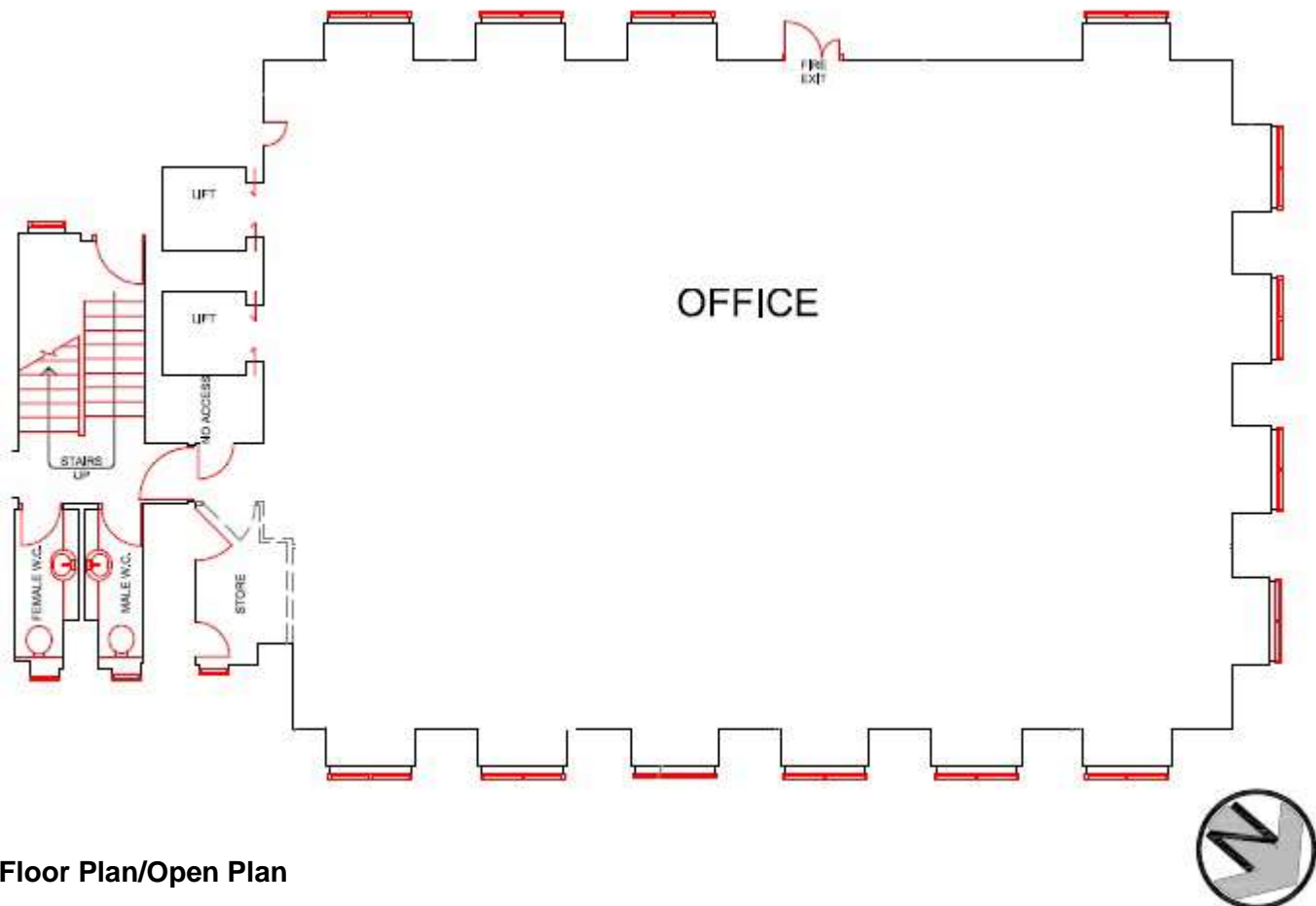
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Floor Plan/Open Plan