

# 243

KNIGHTSBRIDGE

501-7,797 SQ FT PRIME KNIGHTSBRIDGE  
OFFICES AVAILABLE ON COMPETITIVE TERMS





**KNIGHTSBRIDGE SW7**  
CITY OF WESTMINSTER

TREVOR  
PLACE SW7



# NATURAL BEAUTY ON YOUR DOORSTEP

Minutes from Hyde Park, you have nature on your doorstep. The natural beauty and abundance of green space that surrounds Knightsbridge provides you with the perfect escape from work. Covering 142 hectares (350 acres) and with over 4,000 trees, a large lake, a meadow and ornamental flower gardens, there's a good chance you'll forget you are right in the centre of London.







# A LIVELY NEIGHBOURHOOD

Knightsbridge offers a superb selection of restaurants featuring an array of cuisines. The area also boasts Harvey Nichols, Harrods and of course easy access to fashionable Sloane Street so there are numerous opportunities for some retail therapy. There's plenty to love about Knightsbridge.





# LOCAL AREA

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.

### Restaurants

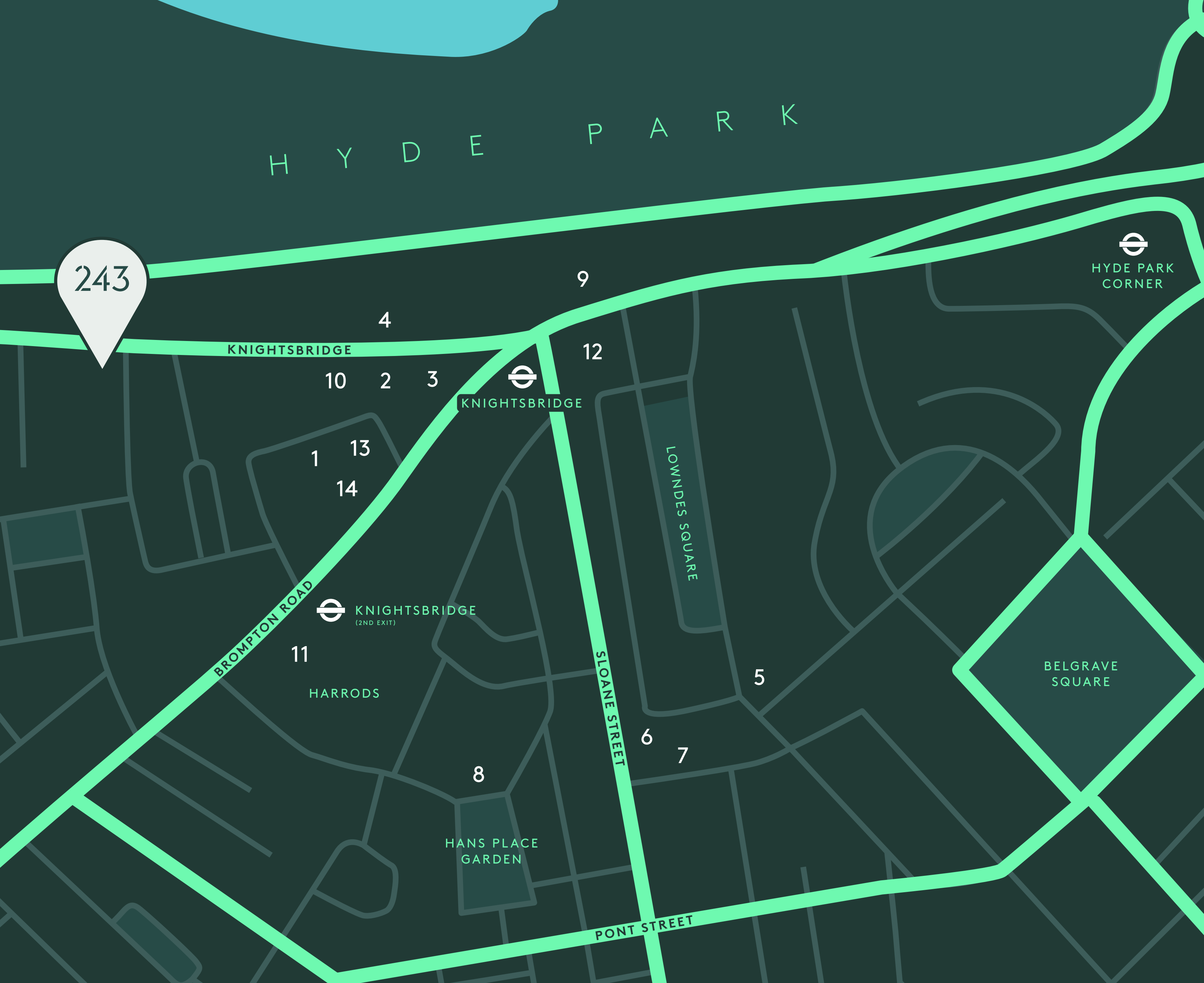
- 1. Zuma
- 2. Mr Chow
- 3. Signor Sassi
- 4. Osteria Romana
- 5. Zafferano
- 6. Sumosan Twiga

### Fitness & Wellness

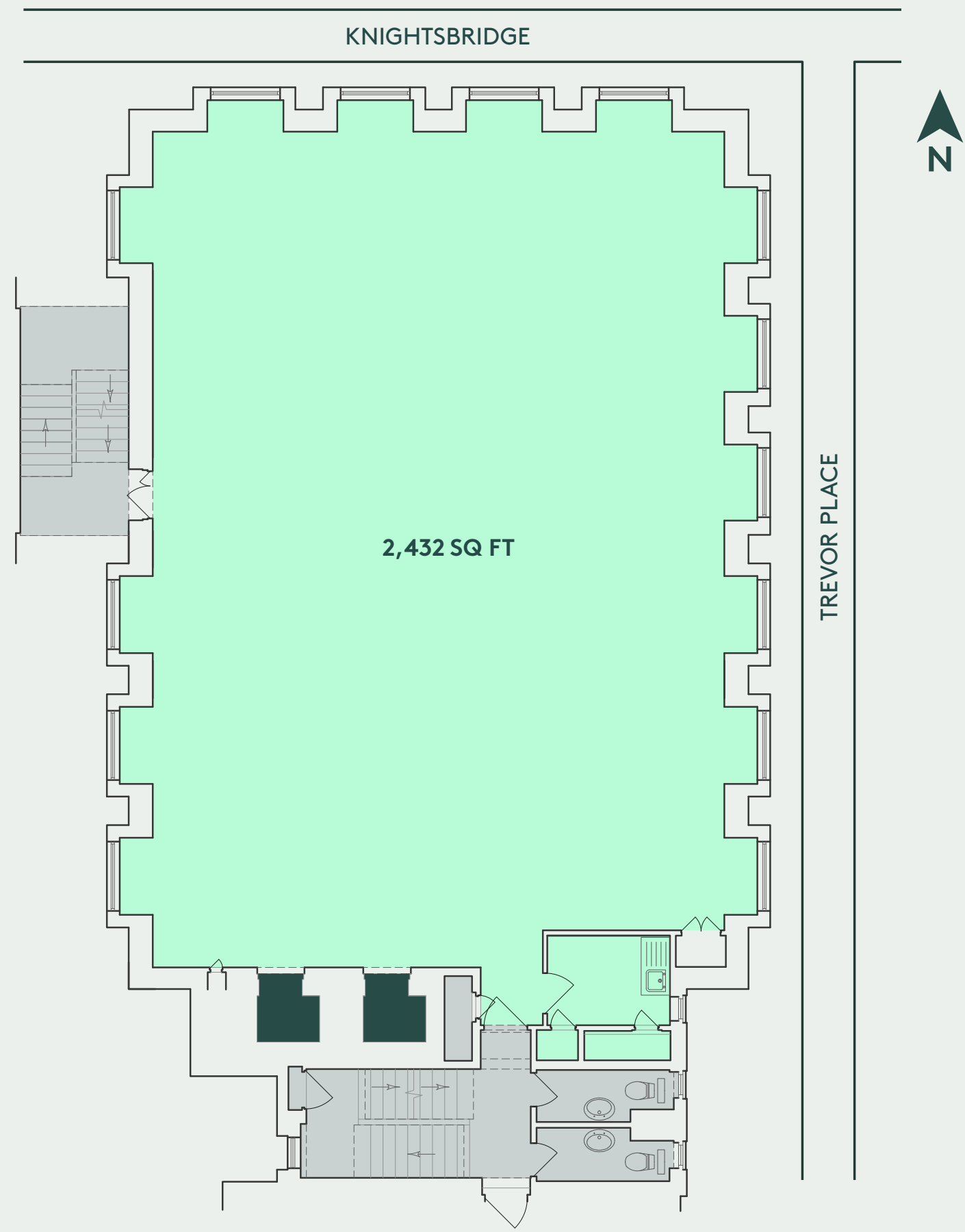
- 7. The Peak Fitness Club & Spa
- 8. Body Space
- 9. Pilates PT
- 10. Pure Balance Yoga

### Shops

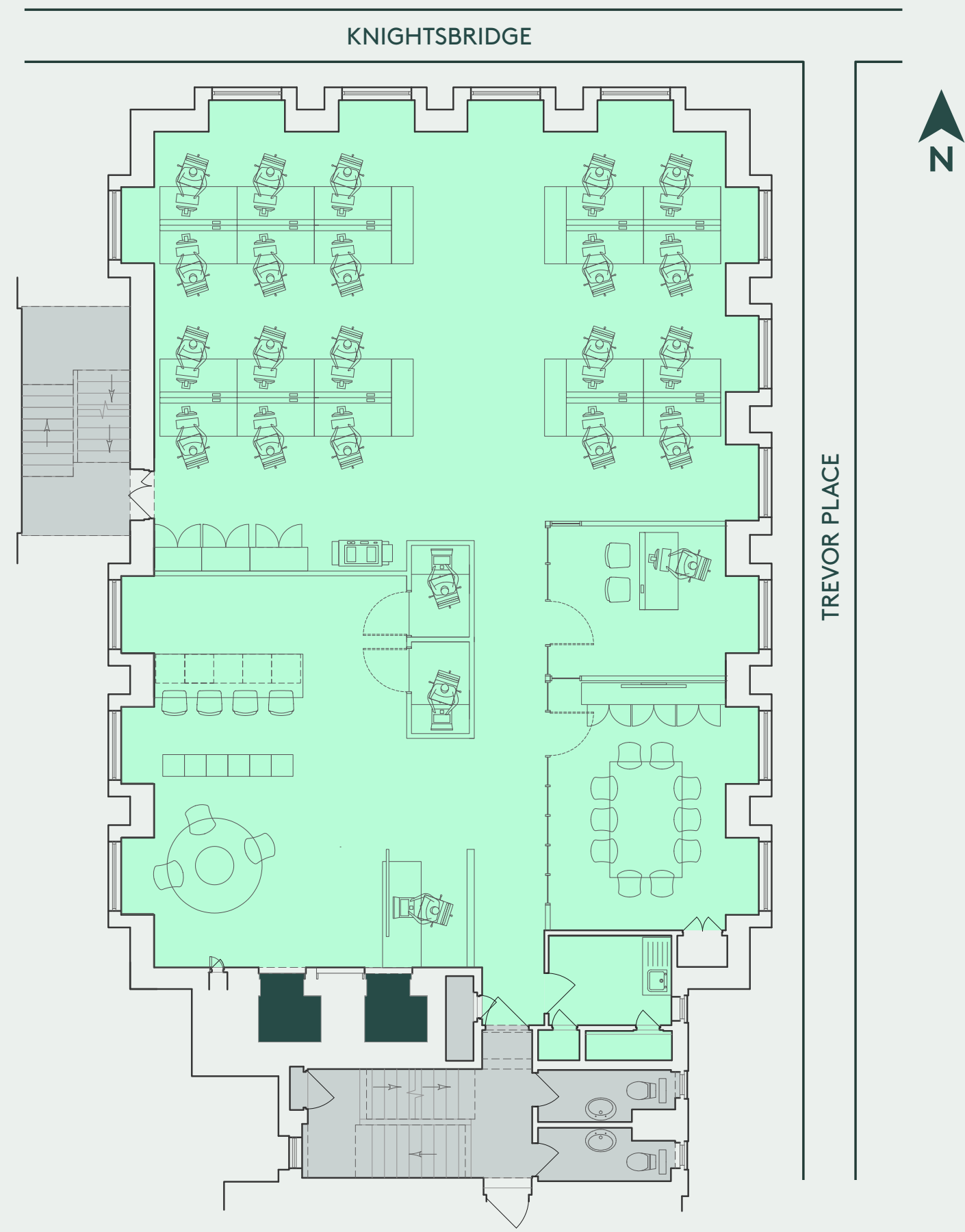
- 11. Harrods
- 12. Harvey Nichols
- 13. Lacoste
- 14. COS



# TYPICAL FLOORPLAN



# FITTED FLOOR PLAN



### SCHEDULE OF AREAS

<div>OFFICE SPACE</div> <div>COMMUNAL</div> <div>PASSENGER LIFTS</div>	FLOOR	1st	2nd	3rd	3rd Floor Annexe	TOTAL
	SQ FT	2,432	2,432	2,432	501	7,797
	SQ M	226	226	226	47	725

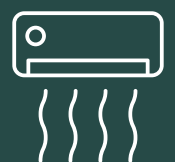
# SPECIFICATIONS



Commissionaire



2 X 8 person passenger lifts



Comfort cooling



Fully fitted kitchenette



Fully fitted options available



On site gym for exclusive tenant use  
(available on separate terms)

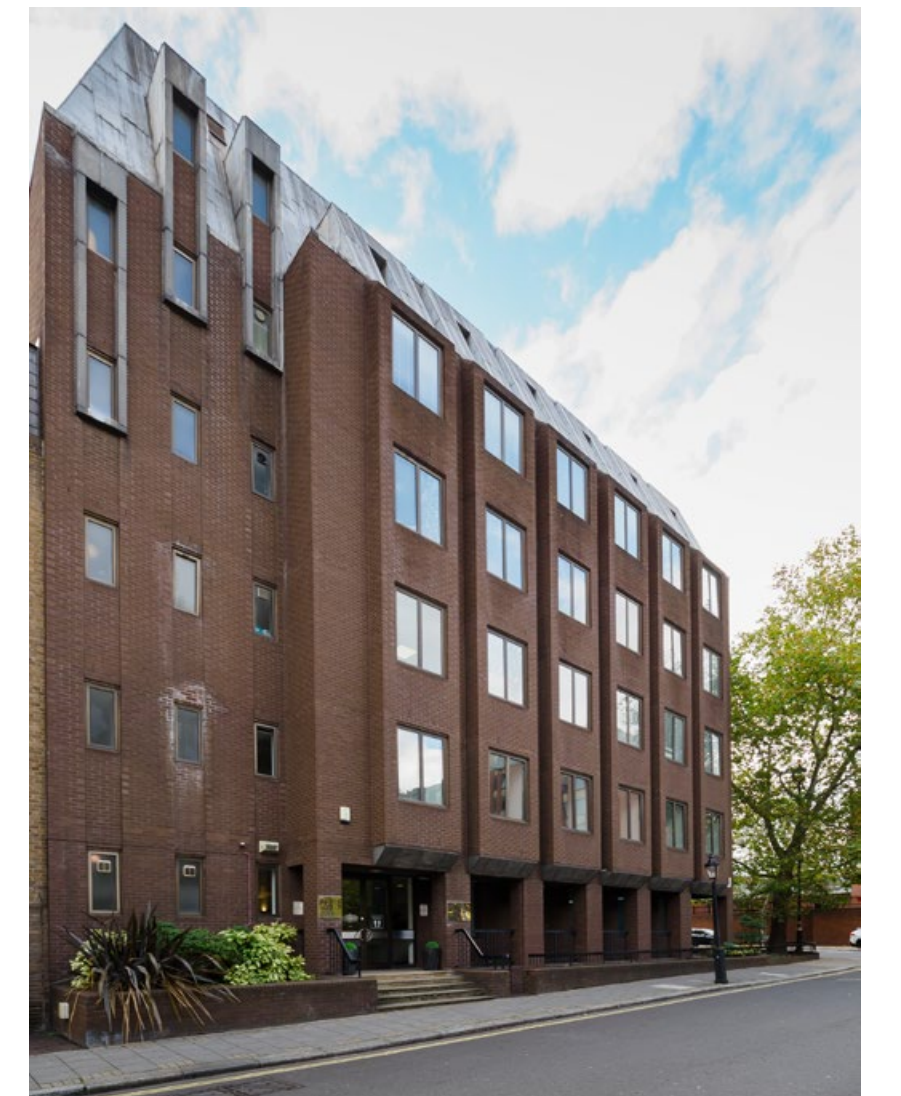






# NEWLY REFURBISHED OFFICE SPACE

The refurbished space offers a bright, open plan environment in which to work. With a manned reception, on-site gym and an exclusive Knightsbridge address, 243 is the perfect home for any forward thinking business.







# FURTHER INFORMATION

## LEASE

A new lease is offered by the landlord to be agreed.

## OUTGOINGS

### Rent:

£49.50 per sq ft

### Rates:

Estimated £25.56 per sq ft  
(2022/2023)

### Service Charge:

£13.50 per sq ft (fixed, subject  
to annual indexation)

## VIEWINGS

For further information please contact joint agents:

## CONTACT DETAILS

### HMC

**Peter Hutchinson**

T: 020 7297 9665

M: 07712 779 619

[p.hutchinson@hmc.london](mailto:p.hutchinson@hmc.london)

### E i A

REAL ESTATE LONDON

**Maxim Vane Percy**

T: 020 3908 8000

M: 07867 780 332

[mvp@eia-re.co.uk](mailto:mvp@eia-re.co.uk)

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