

GRADE A 7TH FLOOR FITTED OFFICES AVAILABLE 8 LANCELOT PLACE, LONDON SW7 1DR LEASE TO MAY 2022



LOCATION

The property is located on the junction of Brompton Road with Lancelot Place, directly opposite the world renowned Harrods Store and Knightsbridge underground station (Piccadilly Line).

DESCRIPTION

The office building was developed 11 years ago and comprises one of Knightsbridge's flagship office buildings constructed around an internal atrium. The available offices comprise the entire seventh (top) floor with a floor area of 3,970 sq ft. With full height glazing, the offices have impressive views over London roof tops. The offices are fitted out to comprise a mixture of private offices, conference rooms and open plan area.

AMENITIES

- Spacious modern entrance hall
- Commissionaire
- 3 passenger lifts
- Raised access floor
- Fan coil air conditioning
- Metal plank ceiling
- Full height glazing
- Kitchen/breakout area
- Shower



LEASE

A lease is offered for a term expiring in May 2022, excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

OUTGOINGS

Rent: £49.50 per sq ft

Rates: £38.00 per sq ft (approx.)

Service Charge: £13.50 per sq ft (approx.)



VIEWING

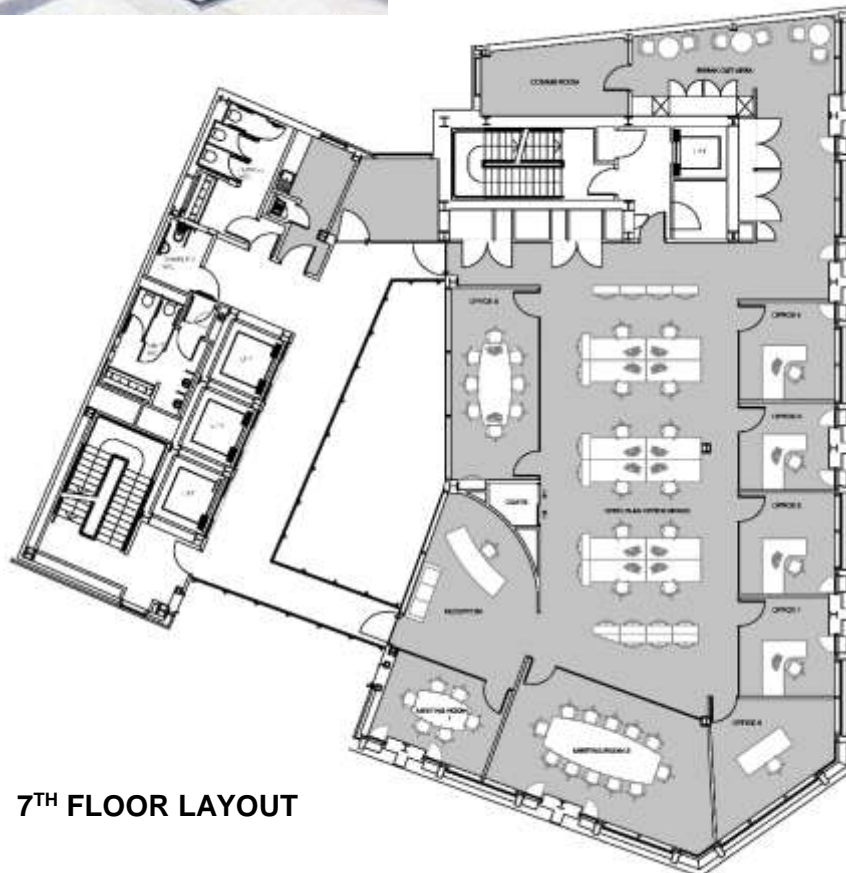
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7TH FLOOR LAYOUT