

26, Old Brompton Road London SW7 3DL

SUPERBLY LOCATED, SELF CONTAINED UPPER PART CHARMING OFFICES AVAILABLE

2,487 SQ FT (231 SQ M) approx.



LOCATION

This period building is situated on the north side of Old Brompton Road, very close to the junction of Cromwell Place, in the central hub of South Kensington. South Kensington underground station (Piccadilly, District & Circle Lines) is located within a minute's walk of the building and numerous bus routes pass or operate very close to the property.

South Kensington is renowned for its eclectic mix of high end specialist retail, restaurants and hotels making this a very attractive central London location to work from.

The entire upper part of the building is available as a self-contained, multi floor unit offering a range of private and general office areas, providing the following net internal floor areas: -

4 th floor	678 sq ft (63 sq m)
3 rd floor	603 sq ft (56 sq m)
2 nd floor	603 sq ft (56 sq m)
1 st floor	603 sq ft (56 sq m)

TOTAL 2,487 sq ft (231 sq m) Net Internal Areas.

AMENITIES

- Economical Office space
- Characterful building
- Excellent natural light throughout
- **To be redecorated / refurbished**
- 24-hour access
- Ample WC facilities
- Generous ceiling heights
- Attractive Period features



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LEASE

A new lease is available directly from the freeholder on flexible and competitive terms.

RENT

A very competitive rent of only £39.50 per sq ft per annum is being sought.

RATES

Approx. £32.00 per sq ft payable – to be confirmed.

SERVICE CHARGE

Approx. £5.00 per sq ft per annum.



Viewings by arrangement through sole agents Noble Harris: -

Matthew Noble mnoble@nobleharris.co.uk 020 7291 6142 079 8099 1214	Carl Dobrin cdobrin@nobleharris.co.uk 020 7291 6141 075 4507 7959	Jake Doffman jdoffman@nobleharris.co.uk 020 7291 6144 079 0408 2118
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