

1

BRAY PLACE

CHELSEA | SW3 3LL



OFFICE TO LET
1,071 Sq ft | 99.49 Sq m



1 BRAY PLACE, CHELSEA SW3 3LL

LOCATION

The premises is located on the south side of Bray Place being close to the King's Road. The premises are well serviced with high quality shops, restaurants and gyms and the established Duke of York Square.

Sloane Square underground (District & Circle lines) is within a few minutes' walk.

RENT

£40,000 Pax

RATES

Interested parties are advised to make their own enquiries with RBKC rates department.

AMENITIES

- Central Heating WC
- Self-Contained 24Hr Access

VIEWINGS

Strictly by prior appointment via sole agents:

Peter Bromwich

Tel - +44 (0)20 7581 9722

Peter@milescommercial.co.uk

Ian Simpson

Tel - +44 (0)20 7581 9722

ian@milescommercial.co.uk



LEASE

A new effective Full repairing & Insuring lease is available for a term of 3 years, contracting outside the security of tenure provisions of the Landlord & Tenant Act 1954.

ACCOMODATION

The property is arranged over ground and lower ground.

The approximate floor areas are as follows:-

<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
Ground	516	47.94
Lower Ground	512	47.56
Storage	43	3.99
Total	1,071	99.49

PLANNING

Use class E.

LEGAL COSTS

Each party to bear their own.

EPC

Available on request.