



## 23A MOTCOMB STREET, LONDON, SW1X

APPROXIMATELY 1,378 SQ FT (128 SQ M)

A SELF-CONTAINED SUITE, ON ONE OF LONDON'S BEST KNOWN STREETS

# TUCKERMAN

CHARTERED

SURVEYORS

## DESCRIPTION

This is a great opportunity to locate your business within a self-contained, newly refurbished office suite in the heart of one of the most sought after locations in Central London, Grosvenor's Belgravia Estate.

## TRANSPORT LINKS

Hyde Park corner and Knightsbridge (Piccadilly Underground Line) Stations are both a 5 minute walk from the property.

## AMENITIES

- Newly refurbished (ready In September 2016)
- Self-contained
- Excellent natural light (dual aspect)
- Period features
- Sought after location
- Abundance of local amenities on the doorstep

## ACCOMMODATION

FLOOR	SQ FT	SQ M
3rd	429	40
2nd	461	43
1st	488	45
<b>TOTAL</b>	<b>1,378</b>	<b>128</b>

\* Areas are approximate until a formal measurement has taken place after the refurbishment works have completed.

## LEASE

A new lease, direct from the freeholder, is available from September 2016.

## RENT

Upon application.

## RATES

We believe the 2010 rateable value to be £49,000 per annum. Interested parties should make their own enquiries with Westminster Council.

## SERVICE CHARGE

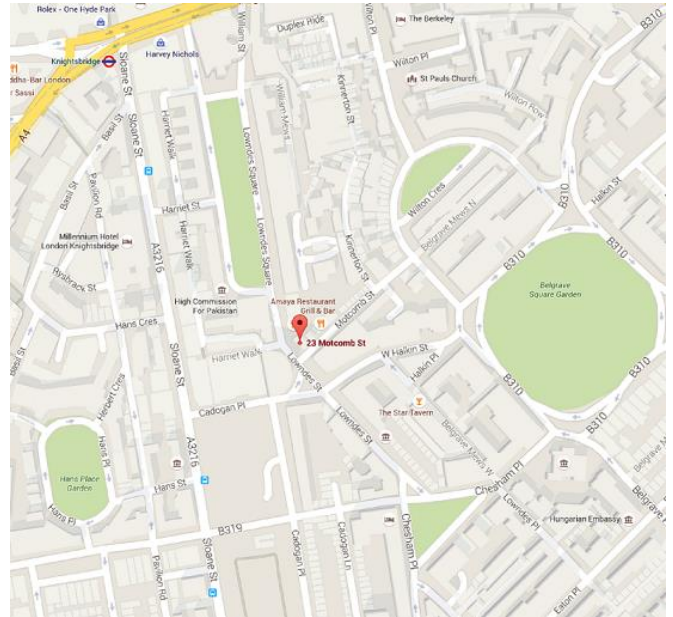
To be confirmed.

## EPC

New assessment to take place after refurbishment.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



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