

New Instruction

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Upon the instructions of clients of Aberdeen Property Investors

1 KNIGHTSBRIDGE, LONDON, SW1

AIR CONDITIONED OFFICES WITH GREAT VIEWS



**1,700 sq ft – 14,853 sq ft
(157 sq m – 1,379.88 sq m)**

**CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

Location: This landmark office building is situated on the south side of Knightsbridge close to the junction with Hyde Park Corner and overlooks Hyde Park.

The Lanesborough hotel is adjacent and Hyde Park Corner underground station (Piccadilly Line) is situated directly opposite the building, providing direct access to Heathrow airport. The area is well served by numerous bus routes and there is a convenient taxi drop off/pick up point both in front of and at the rear of the building. The world-class shopping, restaurant and hotel facilities of Knightsbridge are within a few minutes walk.

Accommodation: Part 4th floor – 6,468 sq ft – (600.89 sq m)
Part 3rd floor – 5,705 sq ft – (530 sq m)
Part Ground floor – 2,680 sq ft – (248.98 sq m)

The third floor has been refurbished to a Grade A standard and can be split to provide a suite of 1,700 sq ft which benefits from panoramic views overlooking Hyde Park and a 4,000 sq ft suite with views over the rooftops of Knightsbridge and Belgravia to the West.

The fourth floor has full height windows and superb natural light, currently fitted out to provide a number of meeting rooms, private offices and open plan areas and has views overlooking Hyde Park Corner and Grosvenor Crescent. This will be subject to a comprehensive refurbishment or capital contribution by the Landlord.

Amenities: Imposing entrance 24 hour building security
4 x 16 person passenger lifts Air-conditioning
Full access raised floor Good floor to ceiling height
Excellent natural light Stunning views over Hyde Park (3rd floor)
Car parking spaces by separate licence Cycle storage

Terms: A new lease/s is available for a term by arrangement.

Rent: Part 4th floor – £52.50 per sq ft per annum exclusive
Part 3rd floor – £52.50 per sq ft per annum exclusive
Part Ground floor – £37.50 per sq ft per annum exclusive

Rates: Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2009/10 to be approximately £16.00 per sq ft per annum. Interested parties are advised to make their own enquiries

Service Charge: We have been advised by the Landlord that the service charge is currently running at approximately £12.00 per sq ft per annum.

Possession: Immediately upon completion of legal documents

Viewing: Strictly through sole agents.

Cushman & Wakefield

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January 2010

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