

**New Instruction**

**New Instruction**

## 38 QUEENS GATE, SW7



**940 SQ FT (87.11 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:** The property is located on the west side of Queens Gate close to the junction with Elvaston Place and is within easy walking distance of both Gloucester Road and South Kensington Underground stations (Piccadilly, District and Circle lines).

**Description:** The building provides high quality offices behind a period façade with a 5 person passenger lift servicing all floors. The 3<sup>rd</sup> floor, which measures 940 sq ft, is split over 2 rooms each benefiting from excellent natural light and good floor to ceiling height.

**Amenities:**

* Entry Phone	* Refurbished Common Parts
* 5 person passenger lift	* Air Conditioning
* Period Features	* Excellent Natural Light
* High ceilings	* WC's
* Kitchenette	* Cabled

**Rent:** £27,700 per annum exclusive

**Lease:** A new lease is available for a term by arrangement.

**Rates:** Based on information provided by the local authority we estimate that the rates payable are approximately £9.00 per sq ft. Interested parties are advised to make their own enquiries.

**Service Charge:** The service charge is currently running at approximately £10.00 per sq ft.

**Occupation:** Upon completion of legal formalities.

**Legal Costs:** Each party is to be responsible for their own legal costs.

**Viewing:** Strictly by appointment through:

**Richard Williams**  
020 7758 3289

**Ben Lansman**  
020 7758 3287

September 2009



You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)