

020 7529 5300

ASHWELL
ROGERS

CHARTERED SURVEYORS



NEW
INSTRUCTION

NEW
INSTRUCTION



On the instructions of The Crown Estate

**KINGSBURY HOUSE,
15-17 KING STREET,
LONDON, SW1**



HIGH QUALITY OFFICE SUITE TO LET

1,150 SQ FT (106.84 SQ M)

www.ashwellrogers.co.uk

25/26 ALBEMARLE STREET MAYFAIR LONDON W1S 4HX FAX 020 7629 9887

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 building is located on the north side of King Street between the junctions with St James's Street and Bury Street, within easy walking distance of Green Park (Victoria, Piccadilly and Jubilee lines) underground station. The area is also well served by a range of internationally recognised hotels, shops and restaurants.
- Description** The available unit comprises the entire seventh floor office measuring **1,150 sq ft (106.84 sq m)**. The landlord is to carry out works which will provide a bright open plan office space with air-conditioning and fantastic views over London.
- Amenities**
- | | |
|--------------------------------|-------------------------|
| Air conditioning | Perimeter trunking |
| Metal tiled suspended ceilings | Capped off services |
| Private toilets | Shower facilities |
| Video entry phone | Secondary glazing |
| Category II lighting | Window blinds |
| Full carpeting | On site commissionaire |
| High quality entrance hall | Excellent natural light |
- Terms** A new lease is available on a full repairing and insuring basis for a term by arrangement subject to five yearly upward only rent reviews at an initial rental of £75,000 per annum exclusive.
- Rates** Based on information received from the City of Westminster, the estimated rates for the year commencing 1 April 2006 equate to approximately £17.69 per sq ft. Interested parties are advised to make their own investigations.
- Service Charge** TBC.
- Occupation** Immediately upon completion of legal formalities.
- Legal Costs** Each party is to bear their own legal costs involved in the transaction.
- Viewing** Strictly by appointment through sole agents Ashwell Rogers:

Richard Weller
020 7529 5306

Richard Williams
020 7529 5303

July 2006



The Crown Estate is supportive of the voluntary Code of Practice on Commercial Leases in England and Wales. You should be aware that this 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

