

**114a Cromwell Road
London
SW7 4ES**

**Office Suite
TO LET**

3,535 ft²



Location:

This prominent office building is located on the North side of Gloucester Road at its junction with Emperor's Gate. Gloucester road (A4) gives good access to Central and West London and Heathrow. Gloucester Road tube station is nearby and gives access to District Piccadilly District and Circle lines. Hotel, residential and retail amenities are located at the Gloucester Park complex.

Description:

The office is a well specified corporate lay out, over the lower ground, garden floor. The office benefits from good natural light and a flexible rectangular lay out, having a raised floor. There is also access to a small outside self contained patio area.

Amenities

- Raised floors
- Air conditioning (VAV)
- Kitchenette
- 2x Partitioned meeting rooms
- Lift access
- Server room (server could potentially be inherited)

Floor Areas:

Lower ground, garden floor: 3,535ft² (328.38m²)

Terms:

A short term lease until June 2011 or new lease available at terms to be agreed.

Rent:

£88,375 per annum (£25 psf)

Service Charge:

£7.65 psf

Rates Payable:

£28,704 per annum (£8.12 psf approx). Prospective tenant should verify these rates payable with the local authority.

Viewing:

Frost Meadowcroft 020 7938 2341

Rupert Searle rsearle@frostmeadowcroft.com

Simon Kibble skibble@frostmeadowcroft.com

Details of other properties, location plans and additional photos can be found on our website
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