GRADE A CORPORATE OFFICES

TO BE LET



38 HANS CRESCENT KNIGHTSBRIDGE LONDON SW1 UP TO 37,501 SQ FT

THE LORENZ CONSULTANCY^{LTD} 21 Hanover Square London W1S 1JW T 02076299898 F 02076296655

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Location:

The property is located in the heart of Knightsbridge on the east corner of Hans Crescent opposite Harrods between Basil Street and Brompton Road.

Good transport links are available with Knightsbridge Underground Station situated only one minute away and both Hyde Park Corner and South Kensington Underground Stations being within short walking distance.

Local amenities offer numerous choices of restaurants, bars, cafes and retail boutiques.

Accommodation:

This comprises some 37,501 sq ft over the ground to 5th floors of rarely available top quality, Grade A office space which benefits from good quality fit out in situ providing large open plan office areas throughout, numerous kitchenette and break out areas, over 30 individual offices/meeting rooms and an impressive full height central atrium.

Both lettings of the entire and individual floors are available. The floor areas comprise:

** Ground/Reception	-	679 sq ft **	3 rd Floor	-	7,755 sq ft
** 1 st Floor	-	8,346 sq ft **	4 th Floor	-	7,427 sq ft
2 nd Floor	-	7,900 sq ft	5 th Floor	-	5,394 sq ft
			Total	-	37,501 sq ft

** Only available if acquired as a whole **

Amenities:

- Excellent natural light
- 24 Hour access
- Suspended ceilings
- Air conditioned
- 2 eight person passenger lifts
- Male & Female WC's on each floor
- Fully fitted meeting rooms, executive offices and open plan space

Lana Johnson

- Numerous break out areas and kitchenettes
- Impressive full height central atrium

Lease:

New sub-lease/s available for a term until November 2019 or longer by arrangement Alternatively an assignment of the existing lease may be made available

Rent (per annum): £55.00 per sq ft exclusive		Service Charge: To be confirmed	
Legal Costs:			
Each party to bear their own legal costs	Contact: Anthony Epenetos	JOINT AGENTS	
	Email: <u>ae@thelorenzconsultancy.co.uk</u>	CB RICHARD ELLIS	
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From August 2011			
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Strictly by appointment through joint sole Agents

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