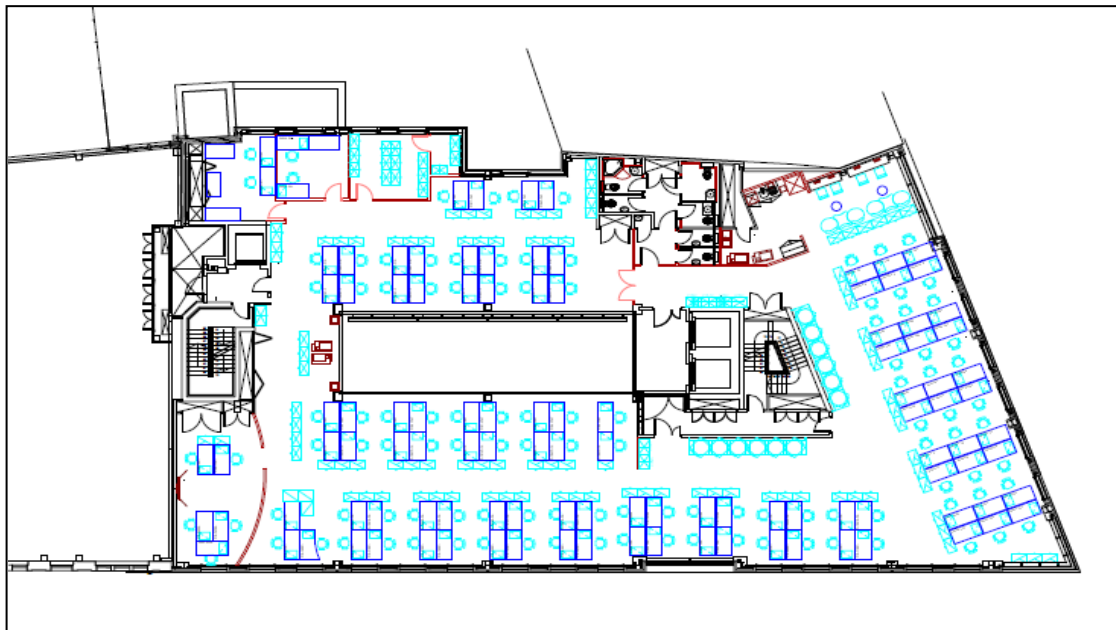


GRADE A CORPORATE OFFICES TO BE LET



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

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LONDON SW1
UP TO 37,501 SQ FT

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 **	3rd Floor	-	7,755 sq ft
** 1st Floor	-	8,346 sq ft **	4th Floor	-	7,427 sq ft
2nd Floor	-	7,900 sq ft	5th 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
- 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

Rates Payable:

approx. £17.29 per sq ft

Service Charge:

To be confirmed

Legal Costs:

Each party to bear their own legal costs

Possession:

From August 2011

Viewing:

Strictly by appointment through joint sole Agents

Contact: Anthony Epenetos

Email: ae@thelorenzconsultancy.co.uk

Tel: 020 7647 4042

Contact: Andrew Knights

Email: ak@thelorenzconsultancy.co.uk

Tel: 020 7647 4043

JOINT AGENTS

CB RICHARD ELLIS

020 7182 2000

Emma Crawford

Matt Chicken

Lana Johnson