



1st Floor
13 Crescent Place
SW3
FOR SALE
OR TO LET



FLOOR AREA - 3607 sq ft / 335 sq m (NIA)

FOR SALE - £5,500,000 subject to contract on the basis of a new 999 year lease (£1,525 per sq ft). Vacant possession provided upon completion.

TO LET - Assignment of the existing lease for a term expiring October 2035. The lease incorporates a tenant only option to determine October 2030. The lease is contracted outside the Landlord and Tenant Act 1954 (part 2) as amended.

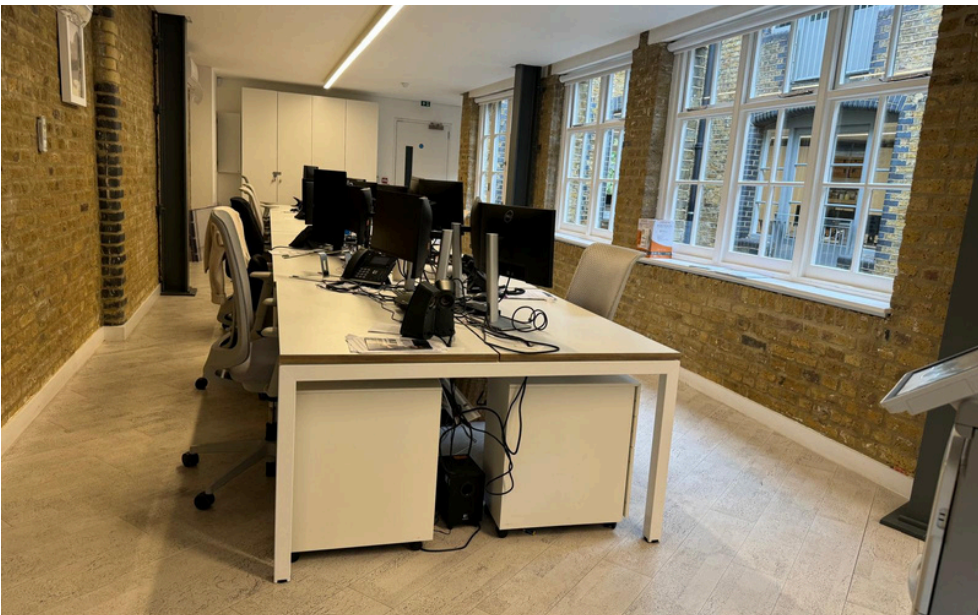
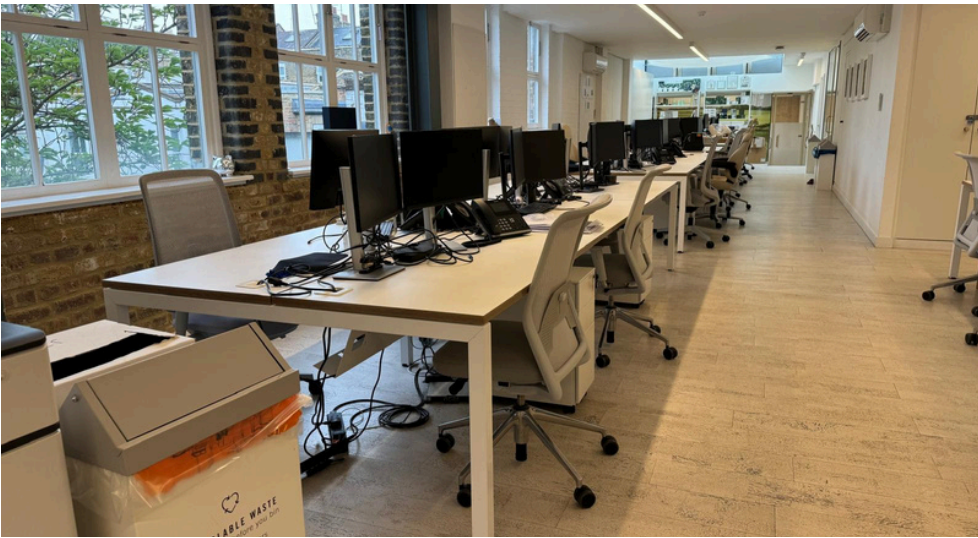
RENT - £240,000 per annum exclusive - £66.54 per sq ft

USE - Class E

EPC - An Energy Performance Certificate is available upon request

VIEWING - Strictly by appointment though sole agents Ovington Property

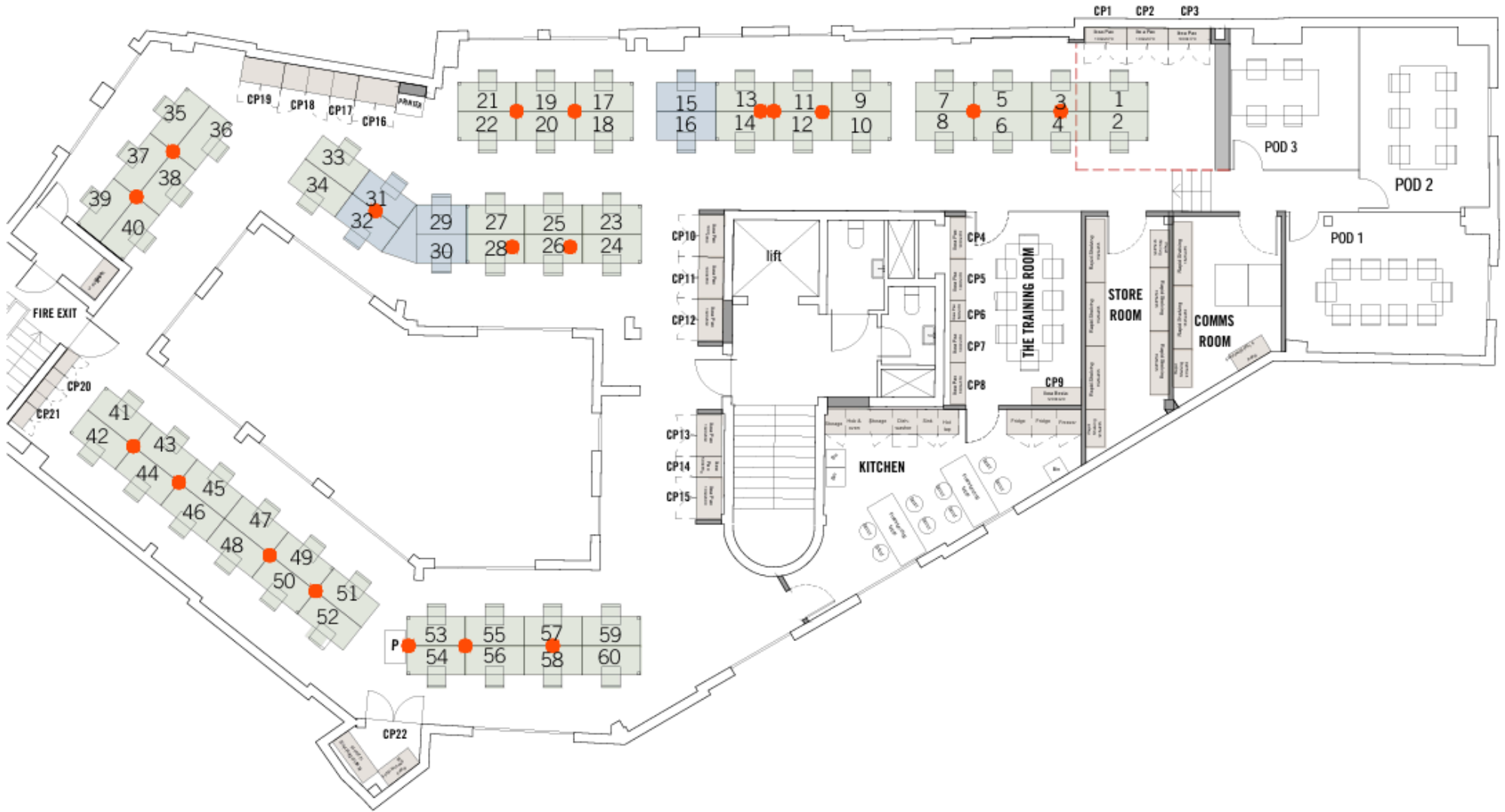
1st Floor, 13 Crescent Place SW3



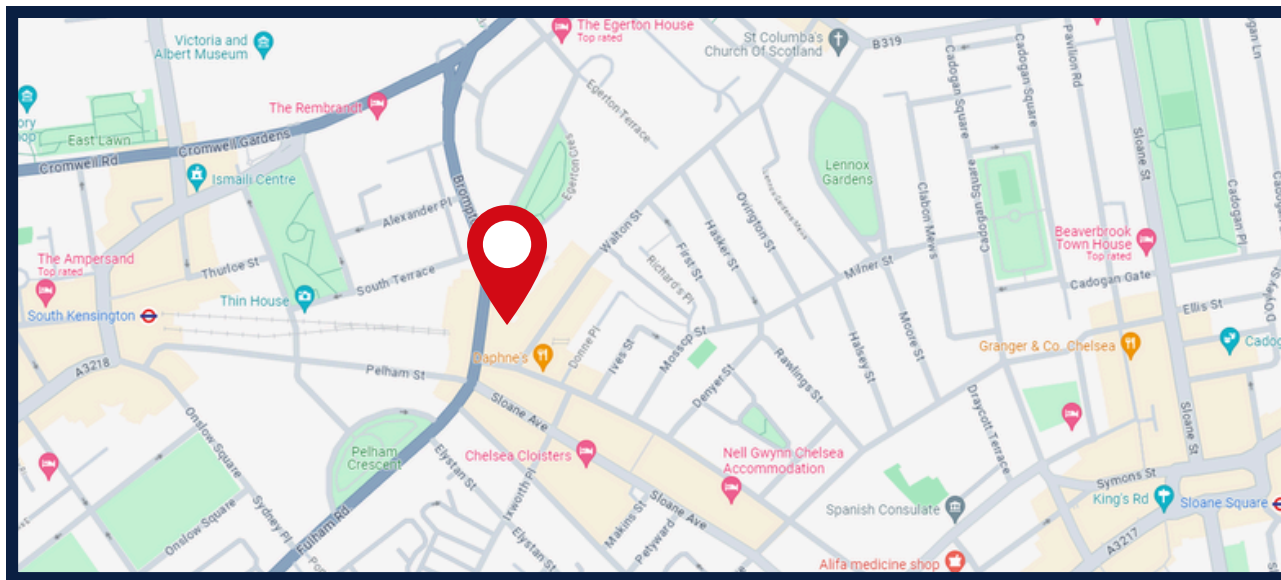
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The 1st Floor premises are air-conditioned, fully fitted with Class E use that have been refurbished to an excellent standard in the heart of Brompton Cross. The lateral space has fantastic natural light. Crescent Place is a quiet & discrete cul de sac, there is a beautiful courtyard before you enter the common parts of the property. The ground floor retail is let is Andrew Martin www.andrewmartin.co.uk and the 2nd Floor is let to Mollucci London www.mollucci-london.com



Contact Us



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These particulars are for general guidance only. Sizes dimensions descriptions and costs shown are approximate. Floorplan for guidance only, not to scale or valuation purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate.