



# 161 Brompton Road SW3

OFFICES TO LET  
7,062 sq ft

**FLOOR AREA** 7,062 sq ft

**LEASE** A new lease is available for a term by arrangement. The lease will be outside the Landlord and Tenant Act 1954. Please note the current lease expires September 2025

**RENT** Upon Application

**BUSINESS RATES** Rateable Value - £335,000  
Rates Payable - £178,220 (£25.24 psf)

**SERVICE CHARGE** £15.52 psf

**LEGAL COSTS** Each party to be responsible for their own legal costs

**EPC** An Energy Performance Certificate is available upon request

**VIEWING** Strictly by appointment though sole agents Ovington Property



# 16 Brompton Road SW3



The first floor at 161 Brompton Road offers high quality, open plan, category A offices. The floor has been refurbished to a high standard and is flexible and ready for an occupier to put their mark on the space. The reception and common parts have recently undergone a comprehensive refurbishment

# 161 Brompton Road SW3



FIRST FLOOR  
7,062 SQ FT



OPEN PLAN  
CATEGORY A



FIRST FLOOR  
SHOWER

WC

DEMISED WCS



24 HOUR ACCESS



SUSPENDED CEILINGS



RAISED ACCESS  
FLOORS



MANNED  
RECEPTION



PASSENGER LIFT



AMAZING VALUE



AIR CONDITIONING



LG7 COMPLIANT  
LIGHTING



161 Brompton Road is discreetly located on Brompton place, just off Brompton Road.

The connectivity is excellent with Knightsbridge (Piccadilly Line) and South Kensington (Piccadilly and Circle & District Lines) Underground Stations located within close proximity. Heathrow International Airport can also be reached via the Piccadilly Line from Knightsbridge



## Contact Us



Oliver Dodd

07789 278 915

[oliver@ovingtonproperty.com](mailto:oliver@ovingtonproperty.com)



David Hodges

07767 840 857

[david@ovingtonproperty.com](mailto:david@ovingtonproperty.com)



020 7589 5221



50 Beauchamp Place  
Knightsbridge, London  
SW3 1NY



[ovingtonproperty.com](http://ovingtonproperty.com)

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.