



## 1 Franklins Row, London, SW3 4SW

STUNNING 9,305 SQ FT SUPERB QUALITY FITTED OFFICE TO  
LET

**[CLICK HERE FOR A VIRTUAL TOUR](#)**

- Fitted to the highest possible standard
- Excellent natural light
- Superb floor to ceiling height
- Underfloor heating
- Substantial private terrace
- Unique office premises
- Entirely self contained with own front door
- Passenger lift

### Overview.

STUNNING 9,305 SQ FT SUPERB QUALITY FITTED OFFICE TO LET

### Location.

Franklin's Row is a quiet street located a short walk South West from Sloane Square which enjoys access to the Circle and District underground lines. Duke of York Square is a very short walk from the property providing immediate access to a wealth of local shops, bars, and restaurants.

### Accommodation

The accommodation comprises the following areas:

Floor	Sq ft	Sq m
Mezzanine	2,664	247.49
Ground	6,641	616.97
<b>Total</b>	<b>9,305</b>	<b>864.46</b>

### Financials.

Passing Rent	£89.38 per sq ft
Rates Payable	£28.87 per sq ft
Service Charge	Upon Enquiry
EPC Rating	C (72)

### Specifications.

Fully fitted and furnished to the highest standard  
4 pipe air conditioning  
Demised WCs and showers  
LG7 compliant lighting  
Kitchenettes  
Passengert lifts  
Full access raised floors  
Secure gated car parking (by separate arrangement)  
Metal suspended ceilings

### Terms.

Available by way of assignment of the existing leasehold interest expiring 23 June 2027, outside the Landlord and Tenant Act.

A longer term is available by separate arrangement direct with the Landlord.

Premium offers are invited for the benefit of the existing fit out, fixtures, and fittings.

### Joint Agents.

#### Andrew Knights

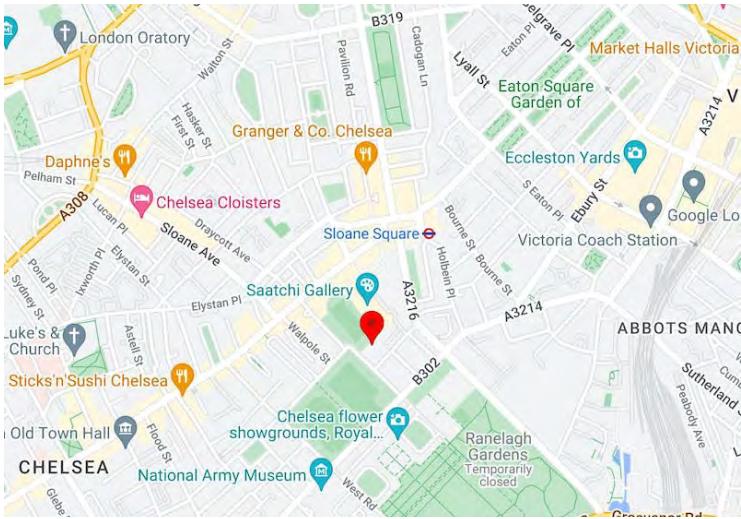
+44 (0)7825 742853  
ak@lorenzconsultancy.com

#### Bailey Crouch

+44(0)7901 229626  
bc@lorenzconsultancy.com

#### Sammy Conway

+44(0)7436 126353  
sc@lorenzconsultancy.com



The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. Generated on 12/10/2022



