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**BROMPTON ROAD**  
LONDON SW3 1ER

WHERE HOME MEETS THE OFFICE  
OUTSTANDING, LUXURIOUS FULLY FITTED OUT 3RD FLOOR OFFICES  
TO LET IN KNIGHTSBRIDGE  
2,000/5,342 SQ.FT



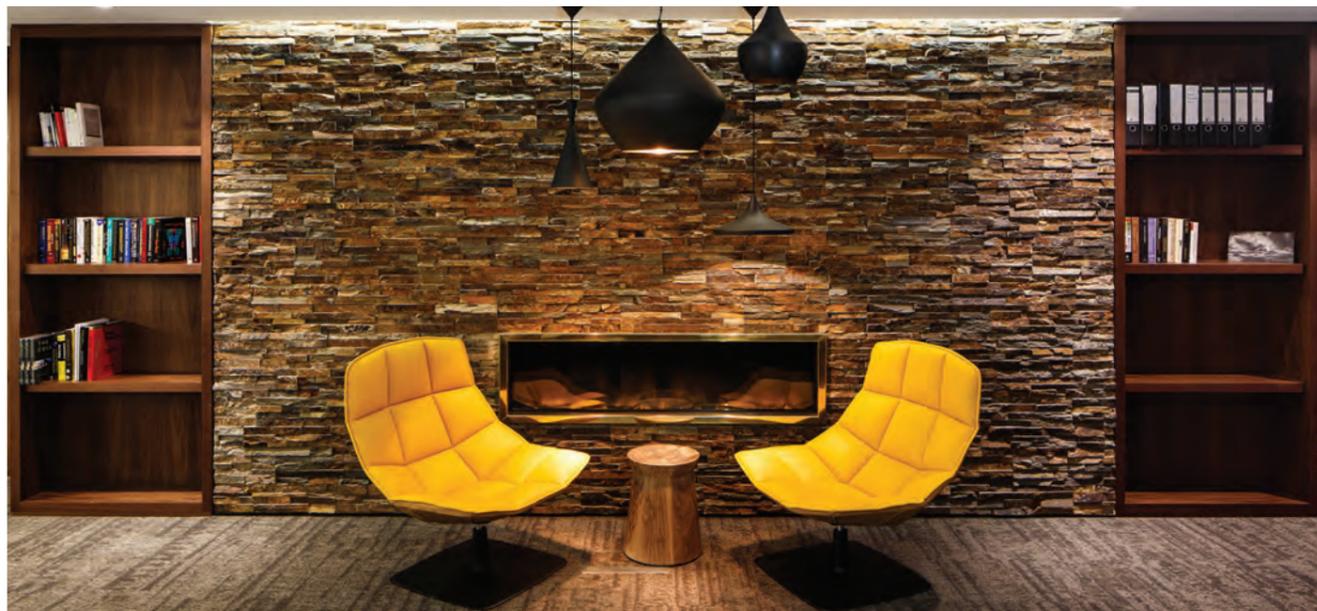
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## HARMONY AND LUXURY IN THE HEART OF KNIGHTSBRIDGE

The property is situated in Knightsbridge on Brompton Road opposite the world's leading luxury department store, Harrods. The office is well connected with Knightsbridge Station being a short 5 minute walk away and South Kensington Station a 12 minute walk from the property.

The location benefits from a range of high-end restaurants, leading fashion brand stores, boutique shops, bars, cafes and supermarkets, situated mid-way along Brompton Road, with the V&A Art Gallery in easy walking distance. Hyde Park, one of London's largest parks is also a short walk from the office, which boasts 350 acres of open space and greenery to charge the mind during busy working days.





## BLENDING A HIGH ENERGY OFFICE AND A PEACEFUL HOME

The design blends natural materials, stone, wood, grass and glass to make a unique and harmonious office where no cost has been spared to create calm and comfortable spaces for work, for conversation, for privacy and for collaboration. The office has two sound-isolated meeting rooms with privacy glass, quiet two seater alcoves by the front windows to contemplate the busy street below and the lights of Harrods, and a private well-equipped gym to work out when needed.



## WHERE A HIGH-ENERGY LONDON OFFICE MEETS A PEACEFUL HOME

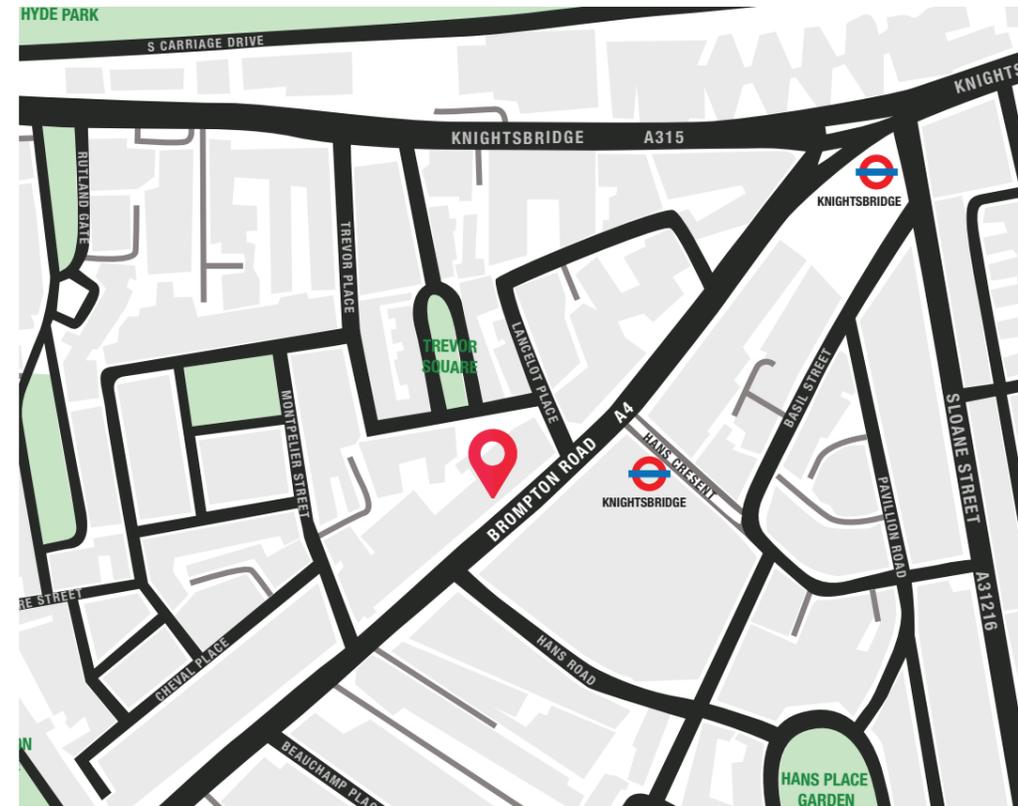
This spectacular office is rich in texture creating a very calm, relaxing and spacious feel throughout and provides a well-lit, flexible and stylish space. With its many natural materials, comfortable leather seating, office desks, meeting rooms, cinema and gym and kitchen, the 3rd floor office combines the best of working spaces with relaxing, homely features. Lighting is varied and warm and with textures and shadows makes it easy to spend long hours in and enjoy every moment.



## FEATURES:

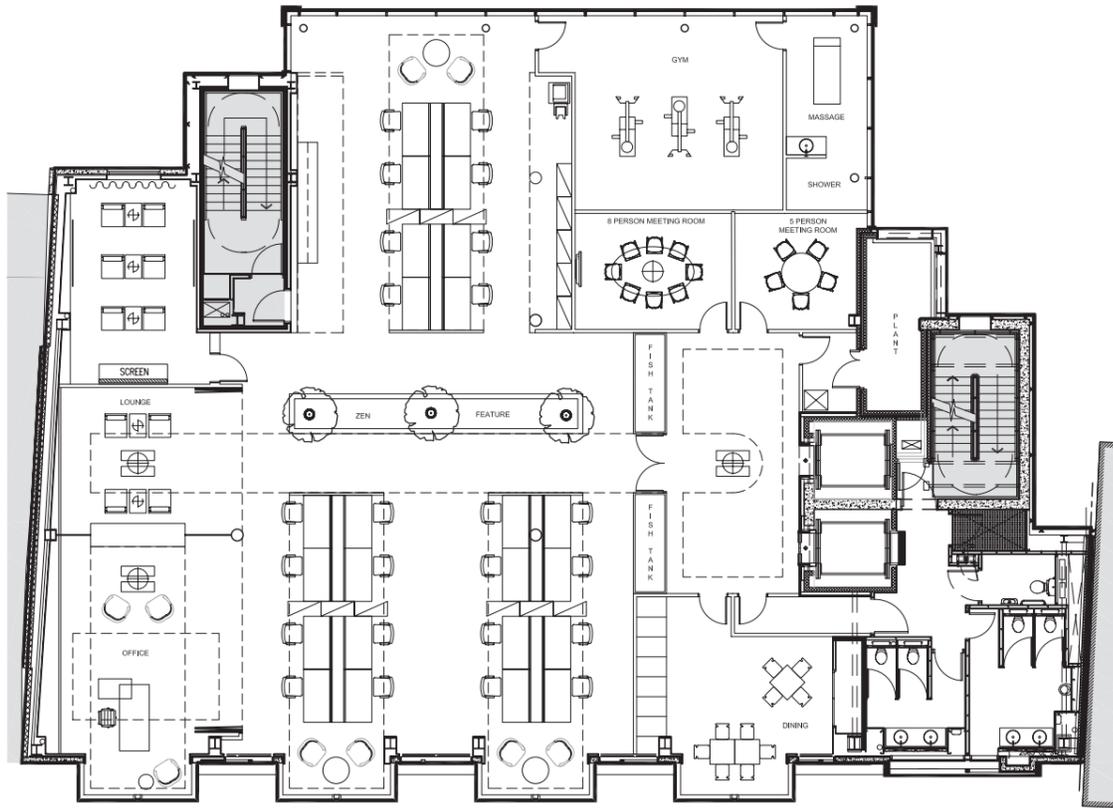
- Air-conditioning
- Security access system
- Prestigious manned reception entrance hall
- Two 11 person passenger lifts
- Automatic sit-stand desks
- High quality fit-out
- Raised access floor

- Kitchen/break out area
- Excellent natural light
- Sound insulated private meeting rooms
- Well-equipped gym
- Shower/massage room and towel service
- 6 seater private cinema
- Lounge
- Aquarium





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**Lease:**

Short term OR new longer leases available.  
 Terms Upon Application

**Viewings:**

Strictly by appointment through the sole agent.

**Completion:**

Possession upon completion of the legal formalities.

**Legal Costs:**

Each party is to bear its own legal costs incurred  
 in this matter.

\*Misrepresentation Act: The contents of this brochure are for guidance only; their accuracy cannot be guaranteed and they are expressly excluded from any contract. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of value added tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in the respect of any transaction. March 2020.





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