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188 BROMPTON ROAD, KNIGHTSBRIDGE, SW3 1HQ  
3,275 SQ FT (304.26 SQ M)

Self contained Class E building in the heart of Knightsbridge.

## KEY POINTS

- Self Contained
- Private Parking
- Prime Knightsbridge thoroughfare
- Ideal for health, clinic and wellness uses



## LOCATION

The property sits on one of Central London's most prestigious retail pitches, surrounded by an excellent selection of luxury and lifestyle brands. Nearby occupiers on Brompton Road include Divertimenti, Binghatti, Kartel, Maverick & Wolf, Elan, Molteni, L'Eto, Visionnaire, Dolce & Gabbana and Sub-Zero Wolf, with Harrods positioned as the street's defining feature. The quality of this line-up is an indicator of the calibre of the trading environment.

## TRANSPORT LINKS



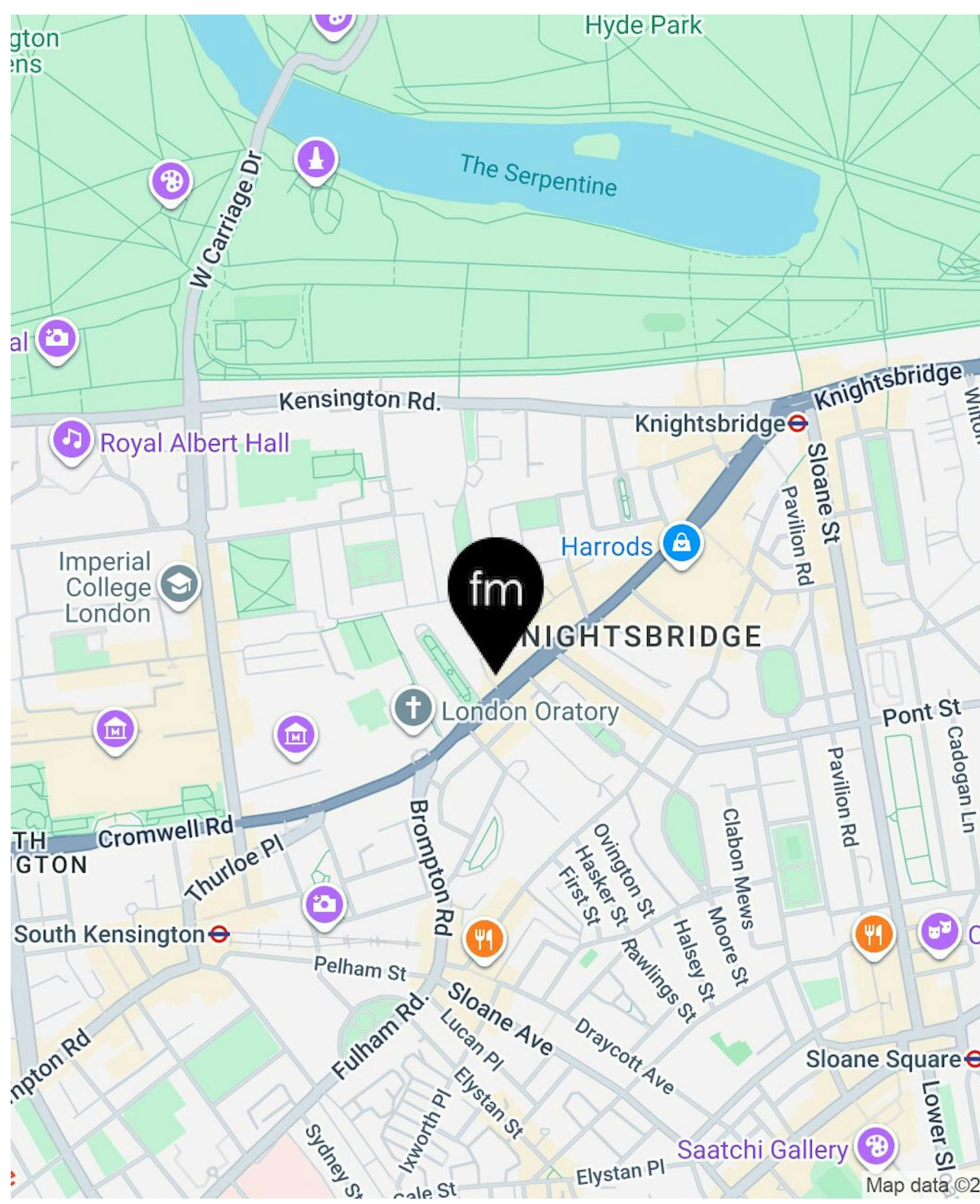
Victoria (1 Miles)



Paddington (1.3 Miles)



West Brompton (1.4 Miles)

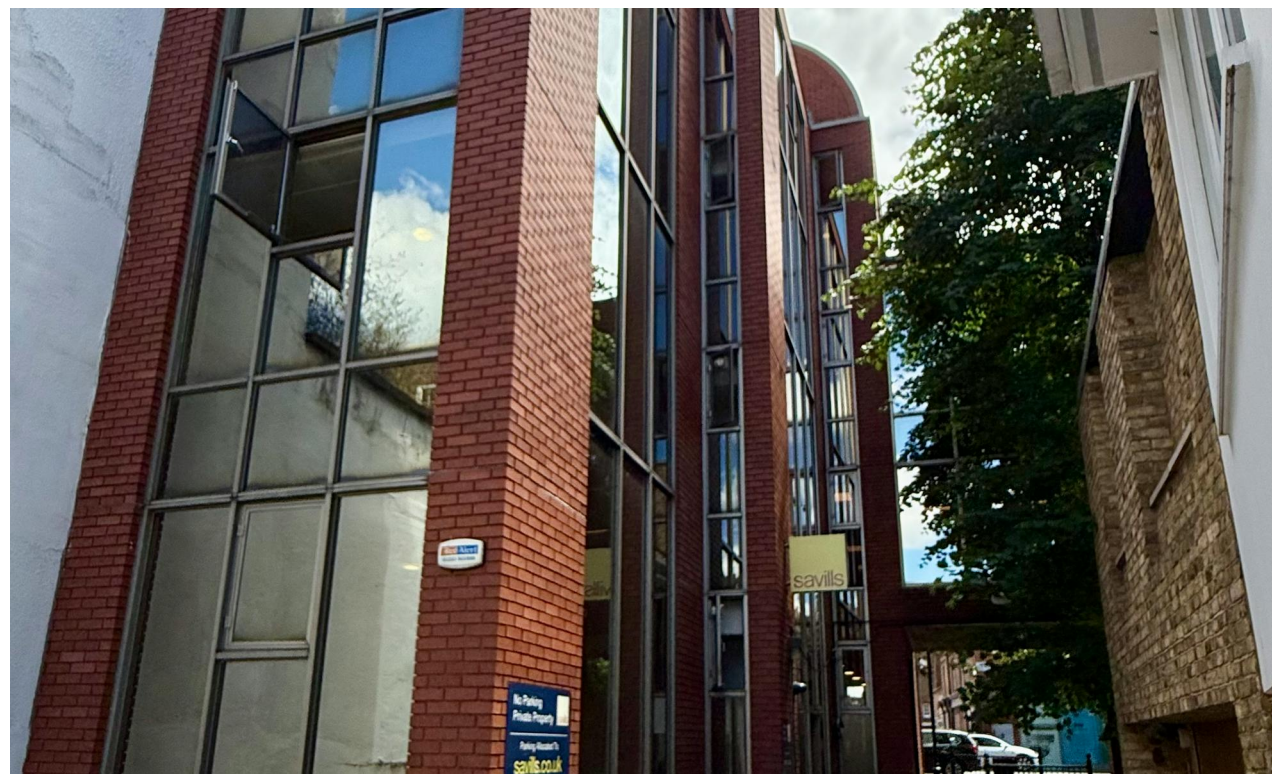


## DESCRIPTION

Located in the heart of one of London's most prestigious neighbourhoods, 188 Brompton Road occupies a prominent position on one of Knightsbridge's principal thoroughfares. This five-floor self-contained building offers an exceptional opportunity for occupiers seeking a rare combination of prominence, and privacy in one of the capital's most sought-after locations.

Consented for uses falling within Class E, the property lends itself naturally to health, wellness and medical enterprises, with its self-contained configuration providing separation from neighbouring occupiers. The building's floor plates across five levels offer opportunity for a bespoke fit-out tailored to an occupier's specific requirements.

Discreet private parking is accessible via Cheval Place directly at the rear of the property where there is also an entrance to the building. The parking is a valued amenity in this part of London, providing convenient access for clients and staff away from the bustle of Brompton Road. Surrounded by the flagship stores, hotels and private residences that define Knightsbridge, 188 Brompton Road benefits from footfall and exclusivity.



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## AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	651	60.48	Available
Ground	769	71.44	Available
1st	823	76.46	Available
2nd	597	55.46	Available
3rd	435	40.41	Available
<b>Total</b>	<b>3,275</b>	<b>304.25</b>	



## RENT

£76.34 per sq ft (£250,000 per Annum)

## ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

## CONTACT



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## JOINT AGENTS

**Mr Oliver Muers-Raby (Orme Retail)**

020 7499 0440

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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



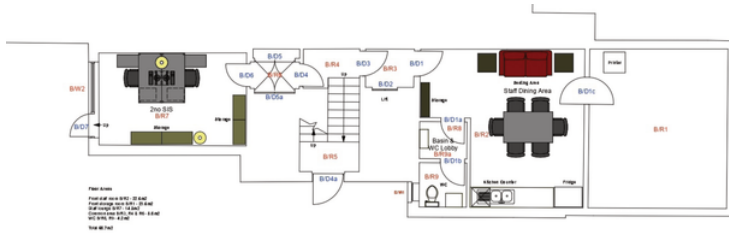
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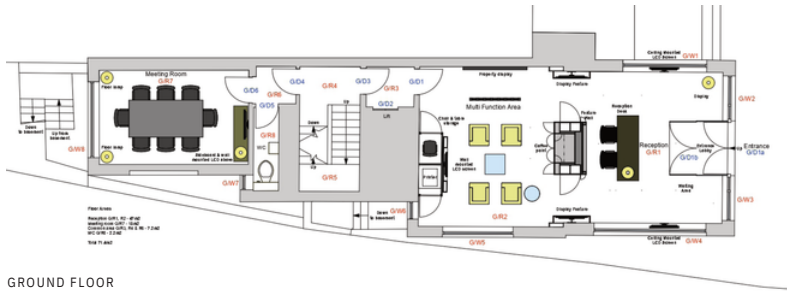
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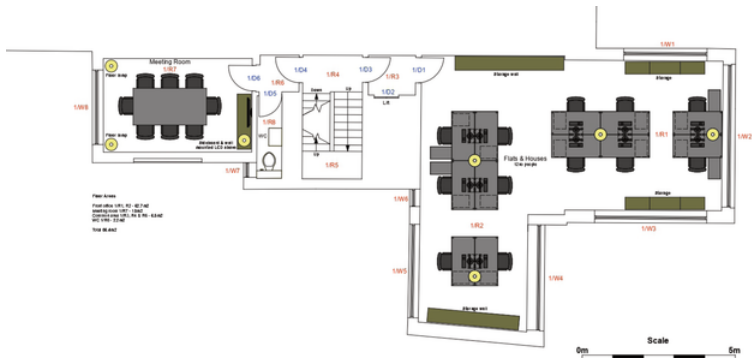
EXISTING PLANS



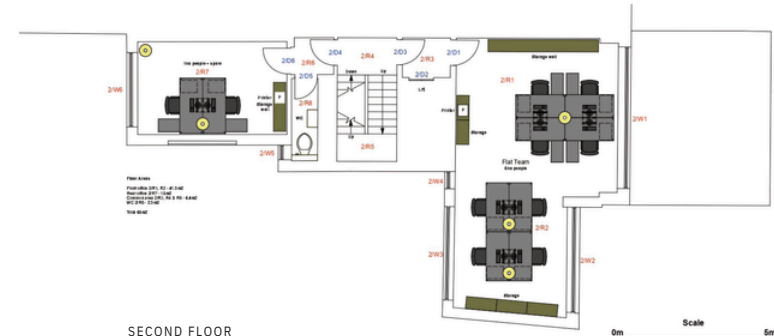
BASEMENT



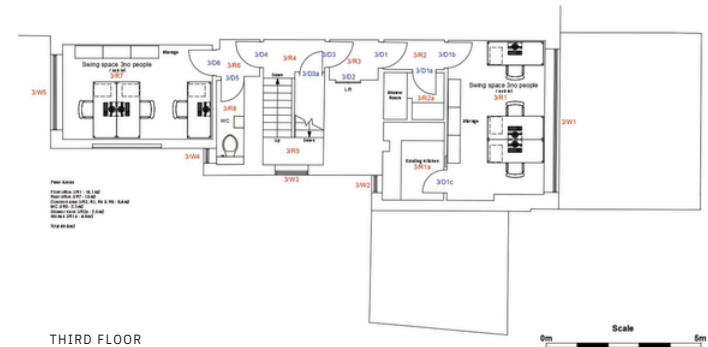
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

EXISTING AREA SCHEDULE:

BASEMENT	81.37
GROUND FLOOR	85
FIRST FLOOR	97
SECOND FLOOR	76.6
THIRD FLOOR	61.8
<b>TOTAL</b>	<b>401.77 SQM</b>

\*Approximate area schedule, subject to a full measured building survey.