

## 27 KNIGHTSBRIDGE, SW1

From 1,361 sq. ft. – 19,326 sq. ft.



### LOCATION

Located adjacent to Hyde Park, 27 Knightsbridge is well-placed to benefit from all the local amenities Knightsbridge has to offer. The property is also situated within a 3 and 5 minute walk from Hyde Park Corner and Knightsbridge underground stations respectively.

### DESCRIPTION

The 3<sup>rd</sup> and 1<sup>st</sup> floors have recently been refurbished to provide CAT A space and the Ground floor is currently undergoing similar works. The reception, lift lobbies and WC's have also recently undergone extension refurbishment. The accommodation benefits from very good natural light and a ceiling height. Virtual tours available:

1st floor -

<https://my.matterport.com/show/?m=U9CGywMhWJh>

3rd floor -

<https://my.matterport.com/show/?m=52t7pVrkYR3>

### AMENITIES

- Brand New Reception
- New/ Refurbished WC's
- Refurbished CAT A space
- Air conditioning
- Raised floors
- Passenger lifts
- Concierge
- Showers & bike racks
- Secure basement car parking

### TRANSPORT LINKS

Hyde Park Corner		2 minutes
Knightsbridge		5 minutes
Green Park		14 minutes

### Accommodation

3 <sup>rd</sup> Floor Rear	4,532 sq. ft.	£82.50 psf
Entire 2 <sup>nd</sup> Floor	8,820 sq. ft.	£75.00 psf
1 <sup>st</sup> Floor Rear	4,613 sq. ft.	£75.00 psf
Ground Front	1,361 sq. ft.	Coming soon

### TERMS

The space is available on a new lease direct from the landlord, on a term by arrangement.

**Rates:** £32.50 per sq.ft

**Service charge:** £13.41 per sq.ft

### CONTACT

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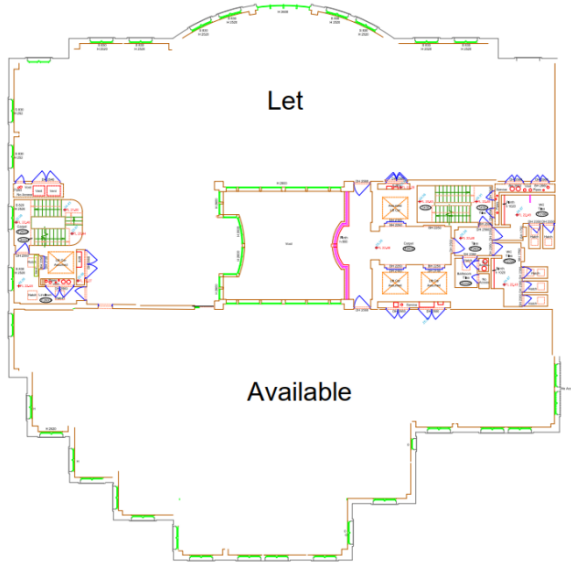
**Gus Clode:07810715055**

[Gus.Clode@montagu-evans.co.uk](mailto:Gus.Clode@montagu-evans.co.uk)

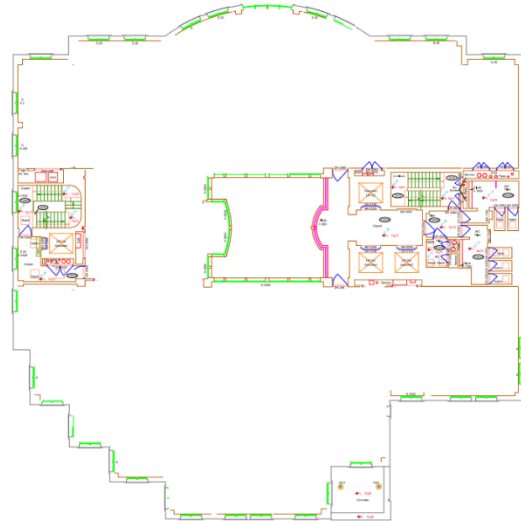
For further information or to arrange a viewing.



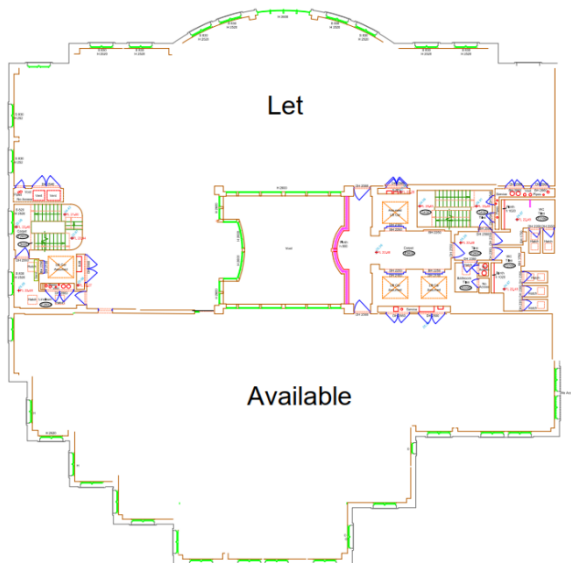
**Part 3<sup>rd</sup> Floor**



**Entire 2<sup>nd</sup> Floor**



**Part 1<sup>st</sup> Floor**



**Ground Floor**

