

# 27 Knightsbridge, SW1



PROMINENT HIGH SPECIFICATION OFFICES  
6,739 – 48,239 SQ FT AVAILABLE FOR LEASE

GERALDEVE



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London, SW1**

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## Location

27 Knightsbridge occupies a prominent position on the south side of Knightsbridge, between Hyde Park Corner and Knightsbridge Underground stations (Piccadilly Line). The property offers a prime location opposite Hyde Park and between Mayfair, Knightsbridge and Victoria that is well served by excellent transport connectivity and superb local amenities to include international hotels, restaurants, bars and retail.

## Description

27 Knightsbridge is a prestigious modern office building. The 6<sup>th</sup> and 4<sup>th</sup> floors are to be delivered to new 'Grade A' refurbished specification. All other floors can be delivered refurbished or with the benefit of their existing fit out. The offices benefit from excellent natural light around a central atrium and provide fantastic views north over Hyde Park and south across Belgravia.

## Specification

- Floors available fully refurbished or fitted out
- 4 pipe fan coil air conditioning
- Full access raised floors
- Suspended ceilings with inset LED lighting
- Full height glazed atrium
- Reception undergoing comprehensive refurbishment
- Concierge & 24 hour security
- 3 x 13-person passenger lifts & 1 x goods lift
- Terraces at 4th & 6th floor levels
- New showers & cycle racks to be installed

## EPC available upon request

## Areas

|               |                     |                     |
|---------------|---------------------|---------------------|
| 6th floor:    | 6,739 sq ft         | (newly refurbished) |
| 4th floor:    | 8,612 sq ft         | (newly refurbished) |
| 3rd floor:    | 8,847 sq ft         | (fitted out)        |
| 2nd floor:    | 8,820 sq ft         | (fitted out)        |
| 1st floor:    | 8,821 sq ft         | (fitted out)        |
| Ground:       | 6,400 sq ft         | (fitted out)        |
| <b>Total:</b> | <b>48,239 sq ft</b> |                     |

**Term** – New lease terms are available direct from the landlord.

**Rent** – On application

**Rates** – £36.50 per sq ft (2018/19)

**Service Charge** – c.£14.33 per sq ft

## Viewing

By appointment through Gerald Eve LLP:

Rhodri Phillips  
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Or our joint agents Montagu Evans LLP (0)20 7493 4002

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