

*Newly refurbished space available*



# 8 Lancelot Place, Knightsbridge, SW7



**Connecting People & Property Perfectly.**

# Terms

<b>Term</b>	The space is available on a new 10 year lease direct from the Landlord.
<b>Rent</b>	£89.50 per sq ft
<b>Rates</b>	£ 39.24 per sq ft
<b>Service Charge</b>	£18.26 per sq ft



## Description

The 5<sup>th</sup> floor has recently been refurbished to 6,289 sq ft of high quality office accommodation.

8 Lancelot Place is prominently located in one of London's premier business and retail destinations. Knightsbridge station is immediately to hand providing access to Central London and direct access to Heathrow Airport. .

## Highlights / Specification

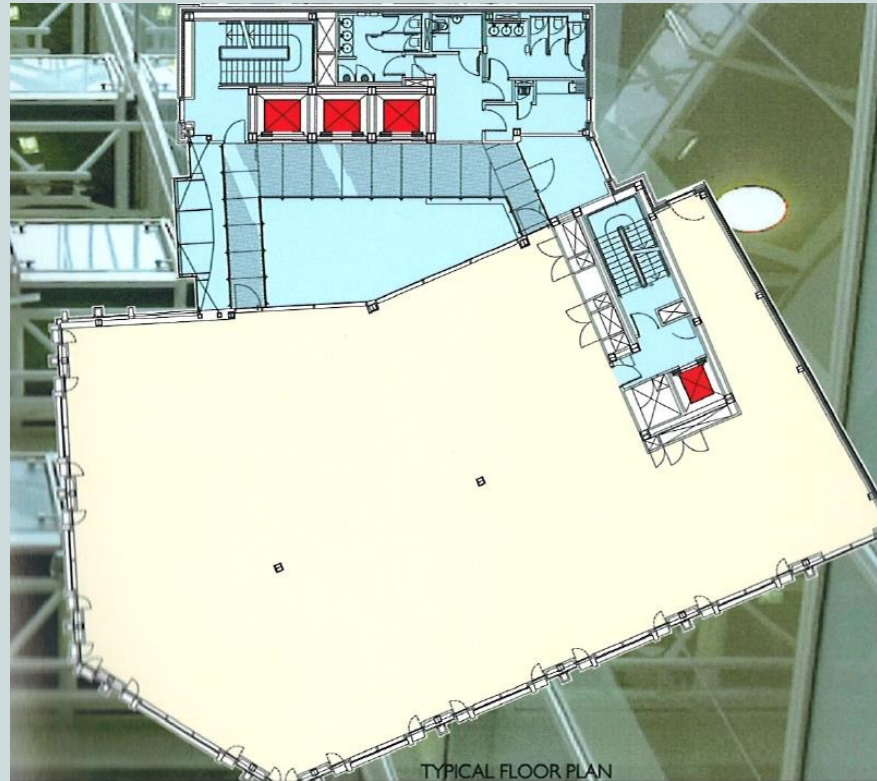
- Fully refurbished to Grade A
- 4 pipe fan coil air conditioning
- Excellent natural light
- Raised access flooring
- Stunning ground floor entrance hall with 8 storey atrium
- 24 hour access
- 3 x 13 passenger lifts

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# Schedule of Areas

Floor	Area (SQ FT)	Area (SQ M)	Status
5 <sup>th</sup>	6,289	584	Available
4 <sup>th</sup>	6,289	584	Available
<b>Total Available</b>	<b>12,578</b>	<b>1,168</b>	

# Floor plans



Typical floor plan

# Contacts

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