

London SW1

-

14,000 – 63,580 sq ft  
office space to let

-

5,000 sq ft  
2nd floor terrace

One  
Knightsbridge  
Green

# Up to 63,580 sq ft stunning landmark offices available

The available accommodation, located over the 1st, 2nd, 3rd and 4th floors, comprises a total of 63,580 sq ft. The floors are held on separate leases and can be leased individually or together.

The accommodation is currently fitted-out but should a Cat A specification be required this can be provided.

The building reception has also just been comprehensively refurbished by the Landlord.



## Highlights



5,000 sq ft roof terrace on 2nd floor



Raised floors



Internal staircase linking 1st and 2nd floors



Manned reception



Currently fitted out but also available as open plan



Bike spaces



Air conditioned



Showers



*An ideal  
environment for  
today's occupiers*

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Indicative second floor fit-out CGIs.



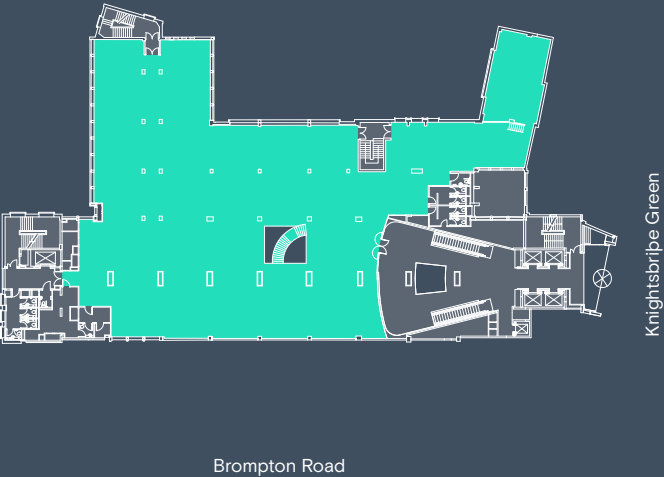
# An unexpected oasis in Knightsbridge

## Accommodation

Floor	Sq Ft	Sq M
4th	16,596	1,541.8
3rd	16,581	1,540.4
2nd	16,391	1,522.8
2nd Floor Terrace	5,000	464.5
1st	14,012	1,301.8
Total	63,580	5,906.8

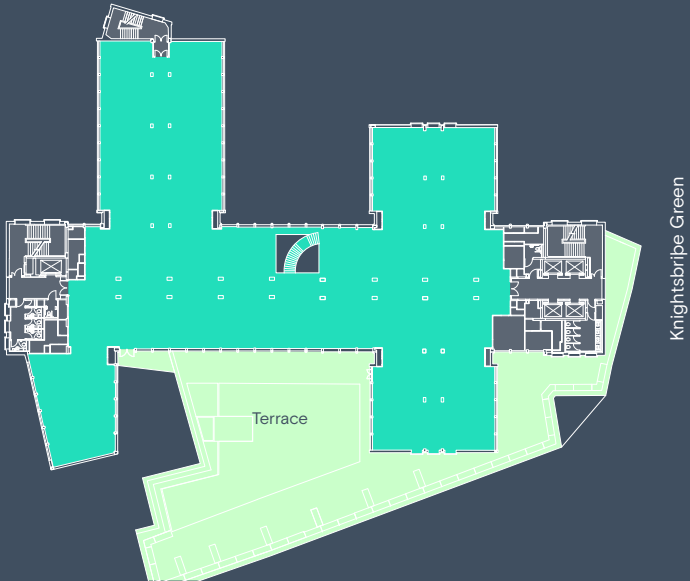
### 1st Floor Plan

14,012 Sq Ft (1,301.8 Sq M)



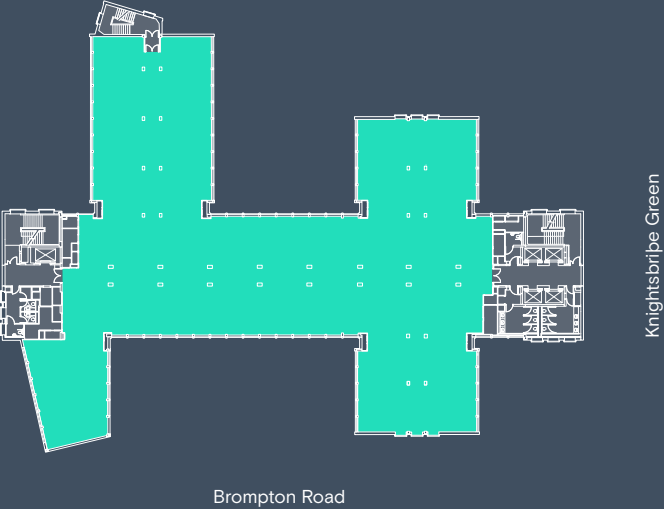
### 2nd Floor Plan

16,391 Sq Ft (1,522.8 Sq M)



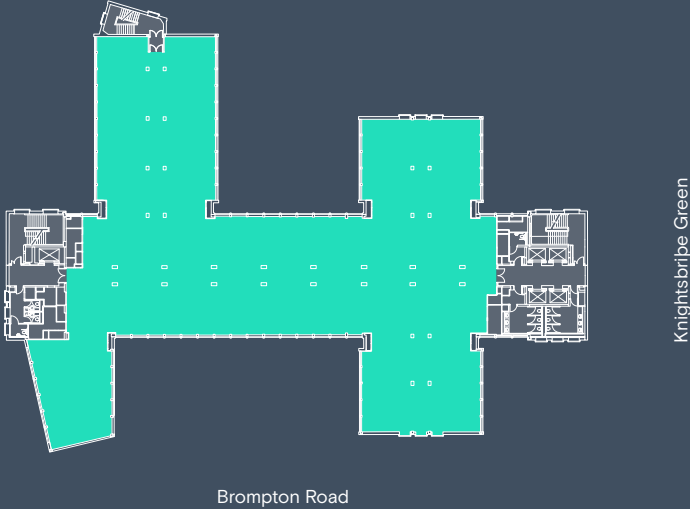
### 3rd Floor Plan

16,581 Sq Ft (1,540.4 Sq M)



### 4th Floor Plan

16,596 Sq Ft (1,541.8 Sq M)



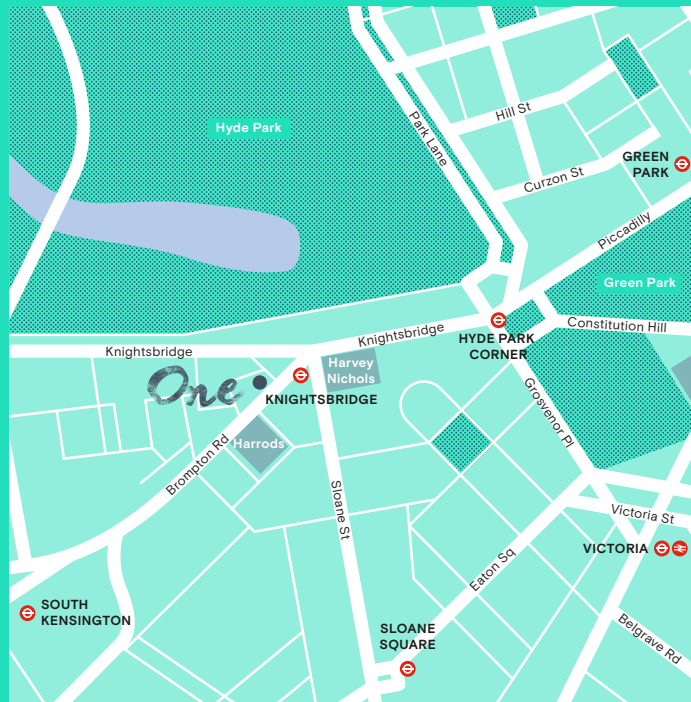
Key

Red Lettable   Grey Core   Light Blue Terrace

# Situated in the heart of Knightsbridge

The property is located on the Brompton Road in the heart of Knightsbridge between Harrods and Hyde Park.

Transport connections are excellent with Knightsbridge (Piccadilly line), South Kensington (Circle and District Lines) and Sloane Square (Circle and District Lines) underground stations all within easy walking distance.



Journey Times from the building. Source TfL

## Viewings

Strictly through joint sole letting agents.

## Terms

Upon application.

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