

ENTIRE BUILDING TO LET  
SUBJECT TO PLANNING

## LONDON SW1 – 2-4 HANS CRESCENT

**nashbond**  
ALL ABOUT LONDON



### Location

Located just off Sloane Street, close to Knightsbridge underground station and surrounded by luxury fashion retailers, Hans Crescent offers a unique opportunity for a tenant to occupy and brand a whole building.

### Accommodation

The property comprises the following approximate net internal floor areas:-

**Ground Floor:**  
2,500 ft<sup>2</sup> 232.3 m<sup>2</sup>

**Basement:**  
2,870 ft<sup>2</sup> 266.6 m<sup>2</sup>

**First Floor:**  
2,325 ft<sup>2</sup> 216.0 m<sup>2</sup>

**Second Floor:**  
2,185 ft<sup>2</sup> 203.0 m<sup>2</sup>

**Third Floor:**  
2,035 ft<sup>2</sup> 189.1 m<sup>2</sup>

**Fourth Floor**  
237 ft<sup>2</sup> 22.0 m<sup>2</sup>

### Lease

The premises are offered by way of a new effective full repairing and insuring lease for a 5 year term, on standard Cadogan terms, subject to upward only annual rent increases linked to the Retail Prices Index. The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

### Rent

Available upon request.

### Rates payable

Subject to confirmation.

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

### EPC

Available upon request.

### Legal costs

Each party to bear its own costs.

### Nearby occupiers

BOTTEGA VENETA

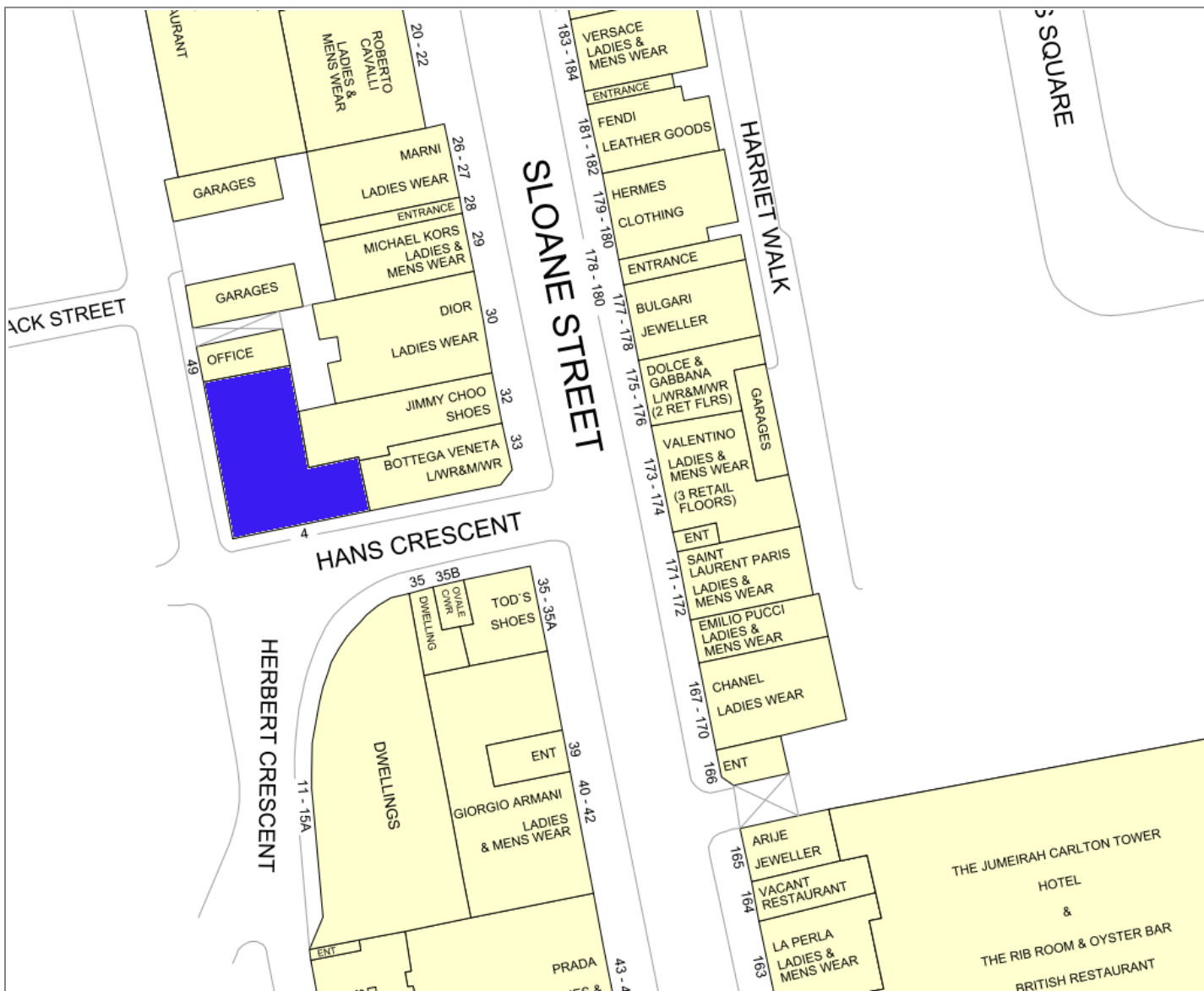
Dior

D&G  
DOLCE & GABBANA

HERMÈS  
PARIS

JIMMY CHOO

VALENTINO



Experian Goad Plan

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Ordnance Survey 100017316

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