



## Office Particulars

Part 21<sup>st</sup> Floor  
Empress State Buildings  
Lillie Road  
London  
SW6 1TR



**Approx. 5,600 sq ft** (subject to confirmation)  
**Short Term Offices**

**Location:** A tower building situated close to Earls Court underground station and arena. Earls Court underground station is situated close by giving easy access across London.

**Accommodation:** Short term fully fitted and furnished offices that are ready to go for any term up to 12 months and with fantastic views across London.

**Floor Areas (net lettable areas):**

Floor	Area
Part 21st	5,600

- Air Conditioned
- Kitchenette
- Category 5e cabling
- Excellent natural light and views across London

**Lease:** A new sub lease on terms to be agreed for a term to September 2014

**Rent:** £24.00 per sq ft. excl. of VAT

**VAT:** The building is currently elected for the purposes of VAT

**Service Charges:** Estimated at £15.00 per sq ft per annum.

**Business Rates\*:** Estimated at £8.00 per sq ft per annum.

**Possession:** Immediate subject to completion of legal formalities.

**Viewing:** By appointment through:

**Michael Boardman**  
(020) 7637 3337  
[mike@michaelboardman.com](mailto:mike@michaelboardman.com)



*\*Rateable Value above is subject to negotiation*