



Property	26 Astwood Mews, London, SW7 4DE
Landlord	Nicholas Beyts 07769 665895 nbeyts@gmail.com
Location	South Kensington Mews, Ground floor
Underground	Gloucester Road (Heathrow & City, Piccadilly, Circle, District lines)
Category	E (previously B1) small office and work rooms
Size	620 sq ft / 57.59 sq m
Rent	approx. £26,000pa / £500pw
Business rates	£9,000pa
Deposit	3 months rent
Share of Insurance	tbc
Utilities	Electric Boiler warranty to Nov 2025
Terms	3 year lease, break clause 90 days after first year