

OFFICE TO LET- GROUND FLOOR (1,200 SQ.FT/ 111.48SQ.M2)  
69, BEAUFORT STREET, LONDON - SW3 5AH  
*(Other possible uses – medical, nursery, Pilates studio)*



### Description

The premises benefit from being recently refurbished

### Specification

WC with shower unit	New carpets
Disabled WC	Centrally heated
Suspended lighting	Perimeter trunking
Kitchenette	Internal courtyard

### Location

The premises are approached by a driveway off Beaufort Street at the side of Beaufort Mansions leading to the premises at the back of the Mansions.

The premises are located a few hundred yards from the junction with the King's Road, which is renowned for its high-quality shops and restaurants.

There are numerous bus routes nearby, the nearest underground station being at Sloane Square Underground (Circle & District lines) which takes approximately 15 minutes by bus.

### Accommodation

The property is arranged as a self-contained building over the ground floor providing two large open plan rooms a small reception area, kitchenette and two WC's one being a disabled WC with external patio area.

Ground Floor -1,200 sq.ft/111.48 sq.m2

### Terms

RENT - £54,000 pax plus annual RPIX

LEASE – The unit is available by way of a new full repairing & insuring lease on Standard Cadogan Terms

Business Rates - £15,382 per annum (we would advise you to make your own enquiries with the rating department of the Royal Borough of Kensington & Chelsea

Service Charge- £tbc

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## ABOUT CADOGAN

Cadogan takes pride in the vibrant history and heritage of Chelsea that makes this area unique and is committed to its long term success.

The King's Road is one of the world's most famous shopping and lifestyle destinations. Led by Cadogan, other major landowners, businesses and the Royal Borough of Kensington and Chelsea, the King's Road Strategy will further strengthen its position, enriching the King's Road character, while safeguarding its future vitality. Along with the King's Road, proactive management of Sloane Square, Duke of York Square and Sloane Street ensures that Chelsea remains one of the worlds most inspiring destinations to live, shop and work.

The Cadogan Estate spans 93 acres of the Royal Borough of Kensington and Chelsea and has been under the same family ownership for 300 years.



**CBRE**

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 CADOGAN