

Offices to Let – First Floor (2,034 SQ. FT./188.96 SQ. MT.)

LONDON, SW3 - 59 Markham Street



Description

The offices are approached through a ground floor lobby with a lift serving all floors. The first floor office is arranged as open plan and benefits from good natural light. The ceilings are exposed and provide good internal height. The space benefits from comfort cooling. To the rear of the floor is a kitchenette and a break out area.

Specification

24 Hour access
Perimeter trunking
Comfort cooling
Male & female WC's

Exposed concrete ceilings
Kitchenette
Automatic passenger lift

*EPC Certificate available upon request

Location

The property is located in an excellent position on the east side of Burnsall Street, close to the junction with King's Road. The location is well known for its shops and restaurants. The unit is close to Duke of York Square which is home to the renowned Saatchi Gallery and restaurants including Polpo, Black Penny and Manicomio. The property benefits from good retail provision and local facilities, namely Marks and Spencer, John Lewis, Peloton, Partridges, and Zara.

South Kensington Underground station (Piccadilly, Circle and District lines) and Sloane Square (Circle and District lines) are within easy walking distance.

Accommodation

The premises comprise the following approximate net internal floor areas:

1st Floor

2,034 sq. ft. 188.96 sq. mt.

Terms

This unit is available on standard Cadogan terms subject to upward annual rent increases linked to the Retail Price Index.

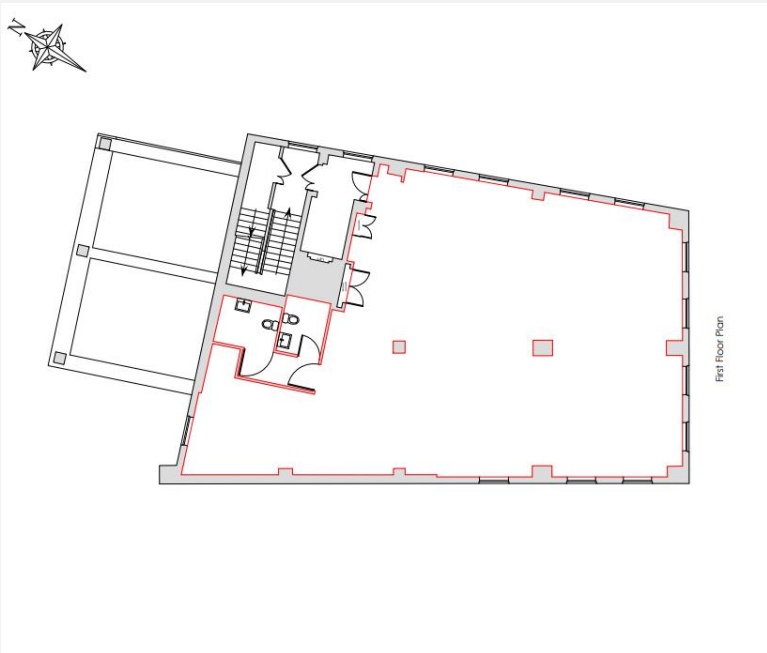
Rent – £110,000 per annum

Business Rates payable - £21.65 per sq. ft. (estimate)

Service Charge - £5.50 per sq. ft. (estimate)

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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, along with other major landowners, businesses and RBKC, the King's Road Strategy will further strengthen its position, enriching the King's Road's 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 world's 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.

