

Office Studio to Let – First Floor and Mezzanine (1,599 SQ. FT./148.5 MT.)

LONDON, SW3 – 6 Burnsall Street



Description

The office is set across part first floor and includes a mezzanine. There is a lobby area with an internal WC, an open plan office and a separate kitchenette. The building consists of a number of warehouse style office suites of varying sizes across ground to second floor. A communal courtyard area provides outdoor space and bike storage.

Specification

Kitchenette	Mezzanine
24 Hour Access	Perimeter trunking
Courtyard	Demised WC's

Air Conditioning

*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 accommodation is arranged over the first and mezzanine floor. The building was originally a warehouse and the floor is configured as a L shaped open office with a mezzanine.

The net internal floor area is as follows:

First Floor	
994 sq. ft.	92.3 sq. mt.
Mezzanine	
605 sq. ft.	56.2 sq. mt.
Total	
1,599 sq. ft.	148.5 sq. mt.

Terms

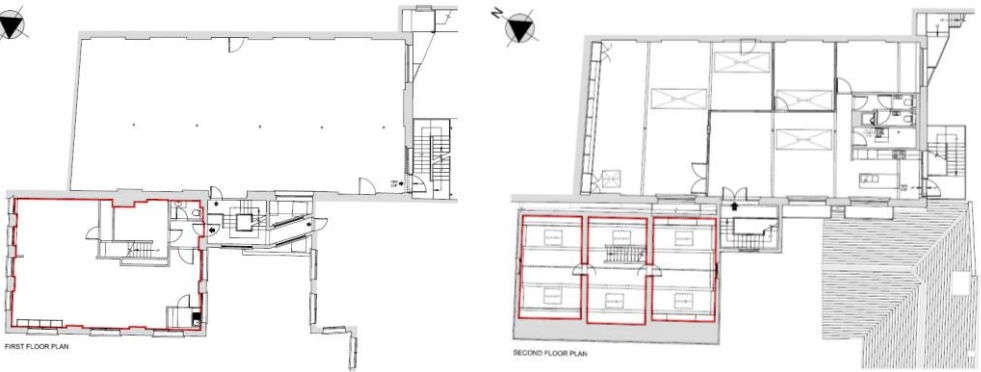
The unit is available by way of a new full repairing and insuring lease on standard Cadogan terms.

Rent – £76,000 per annum

Business Rates - £19.55 per sq. ft. (estimate)

Service Charge - £4.67 per sq. ft. (estimate)

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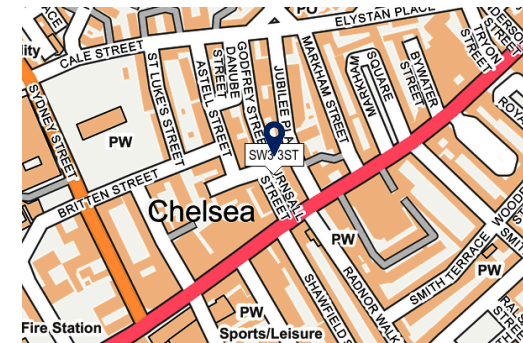
ABOUT CADOGAN

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 road's character, while safeguarding its future vitality.

Along with the King's Road, Cadogan's proactive management of Sloane Square, Duke of York Square and Sloane Street ensures that Chelsea remains one of the 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.



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