

Office to Let – Second floor (2,145 SQ. FT./199.27 SQ. MT.)

LONDON, SW3 – 6 Burnsall Street



## Description

The second floor benefits from a high-pitched ceiling with exposed beams and wooden vinyl floors throughout. There is a fitted kitchen and partitioned offices providing meeting rooms and open plan areas with exposed brick walls. 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

High ceilings  
Demised Kitchen  
Courtyard

Feature crittle partition

\*EPC Certificate available upon request

24 Hour Access  
Floor boxes  
Air Conditioning  
Demised WCs

## 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:

Second Floor:

2,145 sq. ft.      199.27 sq. mt.

## Terms

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

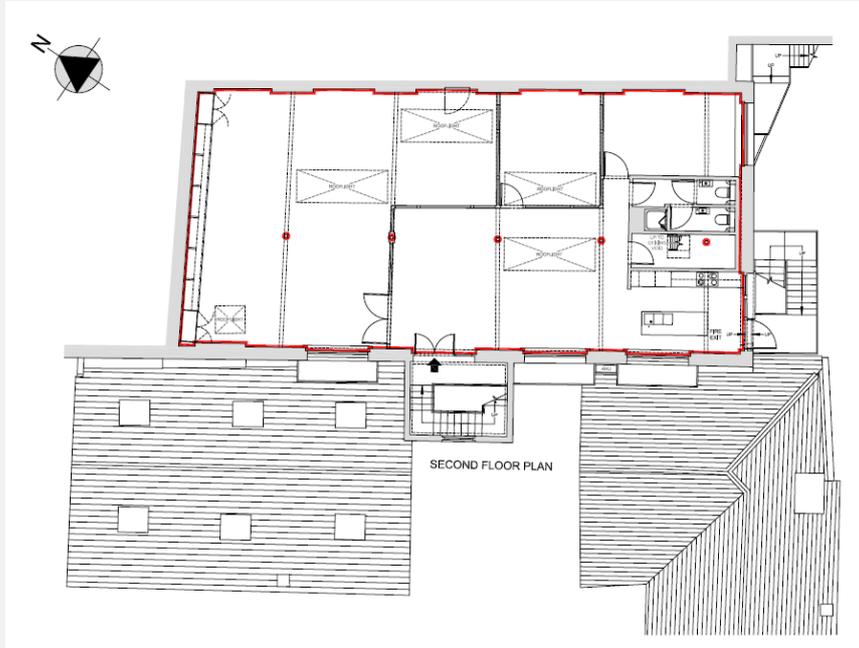
Rent – £112,750 per annum

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

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

Office to Let – Second floor (2,145 SQ. FT./199.27 SQ. MT.)

LONDON, SW3 – 6 Burnsall Street



**CBRE**

Nathalie Spink  
07385 414222  
Nathalie.spink@cbre.com

Phoebe Thurlbeck  
07443 267817  
Phoebe.thurlbeck@cbre.com

 **MILES COMMERCIAL**

Peter Bromwich  
T 020 7581 9722  
Peter@milescommercial.co.uk

Ross Crummey  
T 020 7590 8955  
Ross@milescommercial.co.uk

Whilst every care is taken in the preparation of these particulars Miles Commercial and CBRE and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

## 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.



  
**CADOGAN**