

Office to Let – Ground Floor (1,680 SQ. FT./156 SQ. MT.)

LONDON, SW3 – 6 Burnsall Street



Description

Located on the ground floor at 6 Burnsall Street, the office benefits from high ceilings, open plan desk area and a kitchenette, providing a good specification for a small office user. 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	24 hour access
Demised Kitchen	Perimeter trunking
Courtyard	Shared WC's
Suspended ceiling	Comfort cooling

*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:

Ground floor (NE wing)

1,680 sq. ft.

156 sq. mt.

Terms

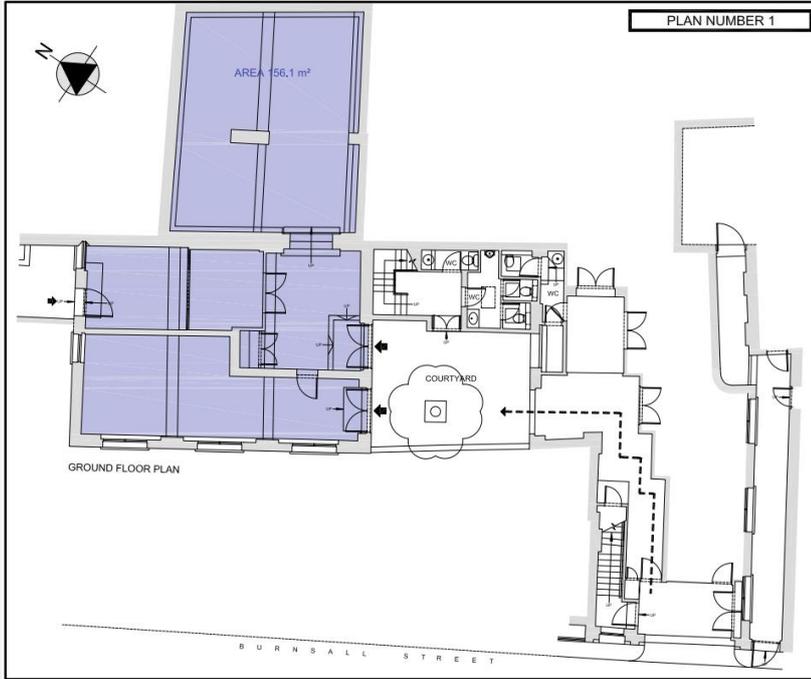
This unit is available on standard Cadogan terms subject to upward annual rent increases linked to the Retail Price Index.

Rent – £75,800 per annum

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

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

Office to Let – Ground Floor (1,680 SQ. FT./156 SQ. MT.)
LONDON, SW3 – 6 Burnsall Street



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.



Nathalie Spink
07385 414222
Nathalie.spink@cbre.com

Oliver Segal
07717 138715
Oliver.segal@cbre.com



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

Ross Crumme
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.

