

Office Suite to Let – 1<sup>st</sup> floor (985 sq. ft.)

LONDON, SW3 – Suite 4, Queripel House, 1 Duke of York Square



### Description

Suite 4 comprises an open plan desk area, a kitchenette and one meeting room. The suite has excellent views over Duke of York Square and has benefitted from a recent refurbishment.

### Specification

Comfort Cooling	24 Hour Access
Perimeter Trunking	8 Person Passenger Lift
Double Glazing	Video Entry System

\*EPC available upon request

### Location

Queripel House forms part of the prestigious Duke of York Square scheme adjacent to the King's Road. The property is situated to the west side of Duke of York Square, with fantastic views over Cheltenham Terrace and the King's Road. Duke of York Square is well known for its thriving restaurants including Vardo, Manicomio, Polpo, and Comptoir Libanais.

The attractive Square with its vibrant shops and cafes, is also home to the Saatchi Gallery, Soho Home, Partridges, Zara and benefits from easy access to Sloane Square Underground Station (Circle and District lines) and numerous bus services providing fast access to Victoria Station and the West End.

### Accommodation

Located on the first floor, Suite 4 offers the following net internal floor area;

985 sq. ft.  
91.50 sq. mt.

### Terms

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

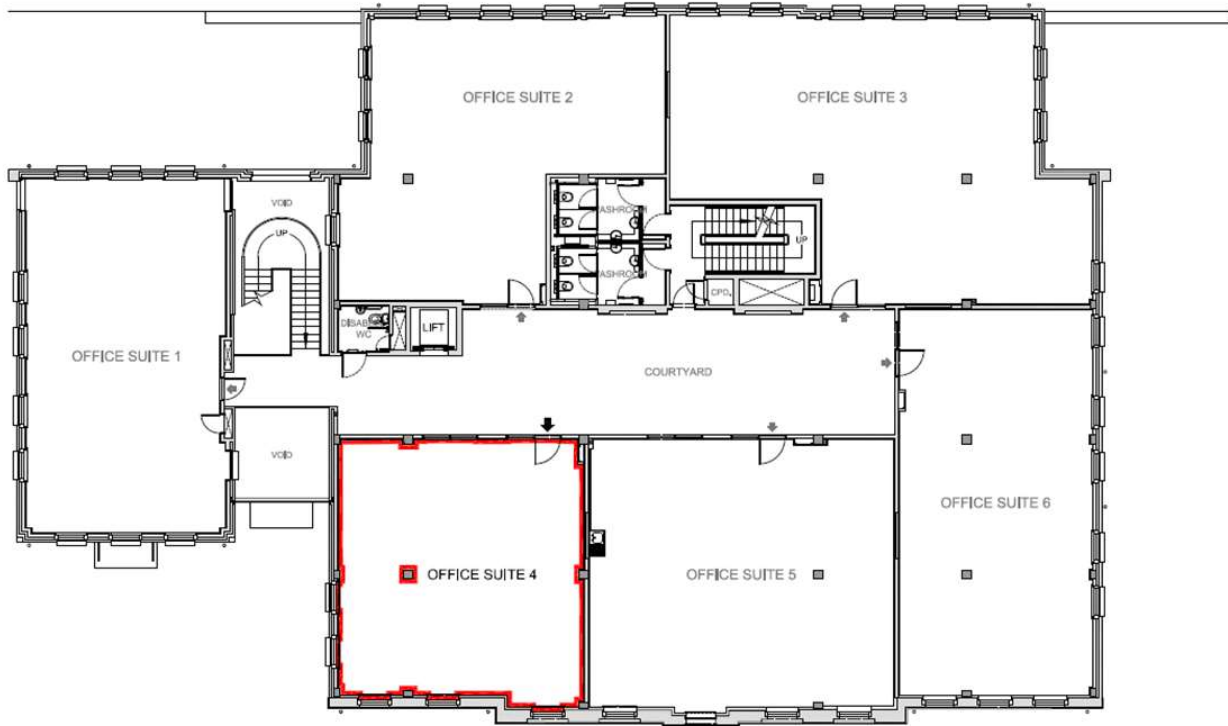
Rent - £81,300 per annum

Service Charge - £15.00 per sq. ft. (estimate)

Business Rates - £31.00 per sq. ft. (estimate)

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FIRST FLOOR PLAN



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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.

Duke of York Square (formerly a Ministry of Defence Base) was developed by Cadogan into a thriving location for shopping and dining, and proactive management of Sloane Street, Sloane Square and King's Road 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.

