

Self-Contained Offices / E Class Premises to let – London, SW 3

30 Flood Walk, London - 8,165 sq. ft. / 758.55 sq. m (Ground and First Floors)



Description

E-Class premises available now providing self-contained accommodation arranged over ground and first floor. The premises comprises of a reception, multiple rooms and offices and a commercial kitchen. The property also benefits from a ground floor courtyard and a private terrace on 1st floor.

Specification

Self-contained
E Class
Private terrace

Kitchenette
Centrally heated
Private courtyard

*EPC Certificate available upon request

Location

The property is situated on a prominent corner of Flood Walk with a return frontage onto Flood Street.

Nearby is the famous King's Road with immediate access to a vibrant range of shops, cafes, bars and restaurants.

Nearby occupiers include Ivy Chelsea Garden, Gail's Bakery, Waitrose, Marks & Spencer, Chelsea Sports Centre, Clarendon Fine Art and Anthropologie.

The nearest Underground Stations include Sloane Square (Circle & District Lines) and South Kensington (Circle, District & Piccadilly Lines). There are also many bus routes in the immediate area.

Accommodation

The premises comprise the following approximate net internal floor areas:

Ground Floor	3,697 sq ft
First Floor	4,468 sq ft
-----	-----
Total	8,165 sq ft

Terms

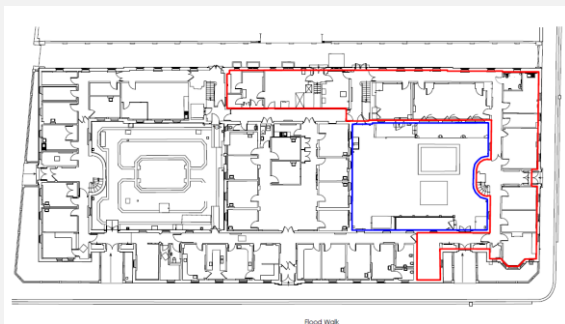
This unit is available on a short-term lease until December 2027 on standard Cadogan terms subject to annual rent increases linked to the Retail Price Index.

Rent – Upon application

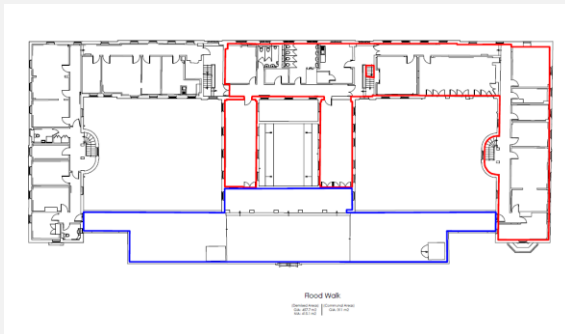
Service Charge - TBC

Business Rates - £9.71psf (£79,282 per annum estimated).

Self-Contained Offices / E Class Premises to let – London, SW3
 30 Flood Walk, London - 8,165 sq. ft. / 758.55 sq. m (Ground and First Floors)



(Indicative floor plans – Ground Floor)



(Indicative floor plans – First Floor)



Charlotte Ashton
 07541 958117
Charlotte.Ashton@colliers.com

Sophie Crosbie
 07936 338778
Sophie.Crosbie@colliers.com

Max Chalk
 07522 867157
Max.chalk@colliers.com



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

Michael Hole
 07970 922942
Michael@milescommercial.co.uk

Ian Simpson
 07866 949530
Ian@milescommercial.co.uk

Whilst every care is taken in the preparation of these particulars Miles Commercial and Colliers 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.

This commitment comes with responsibility to ensure a positive contribution towards a sustainable environment, supporting a thriving community and maintaining one of London's most vibrant neighbourhoods, rich in cultural attractions, beautiful architecture and open green spaces.

Cadogan's proactive management of Sloane Square, Pavilion Road, 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.

