

Office to Let – 2ND FLOOR, 86 DUKE OF YORK SQUARE, LONDON SW3
Second Floor (4,444 ft² / 412.86 m²)



Description

Located on the second floor at 86 Duke of York Square, the suite is due to be refurbished, providing a high-quality specification office located on the famous Duke of York Square.

Specification

- Newly refurbished
- 2 x Passenger Lifts
- Demised WCs
- Demised Shower
- Air Conditioning
- Suspended Ceiling
- Video entry intercom system

* EPC Certificate available upon request

Location

86 Duke of York Square forms part of a mixed-use scheme developed by Cadogan in 2003, comprising of retail on the ground and office space on the upper floors.

The property is situated to the east side of Duke of York Square with fantastic views overlooking the square. Duke of York Square is well known for its thriving restaurants including Vardo, Manicomio, Polpo, and Comptoir Libanais. The square is also home to Saatchi Gallery, Soho Home, The Chelsea Grocer and Zara.

The building 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.

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act on standard Cadogan terms.

Rent – £315,000 per annum

Rates Payable -
£168,187.50 (2025/26)

(we advise interested parties to enquire with the RBKC rates department.

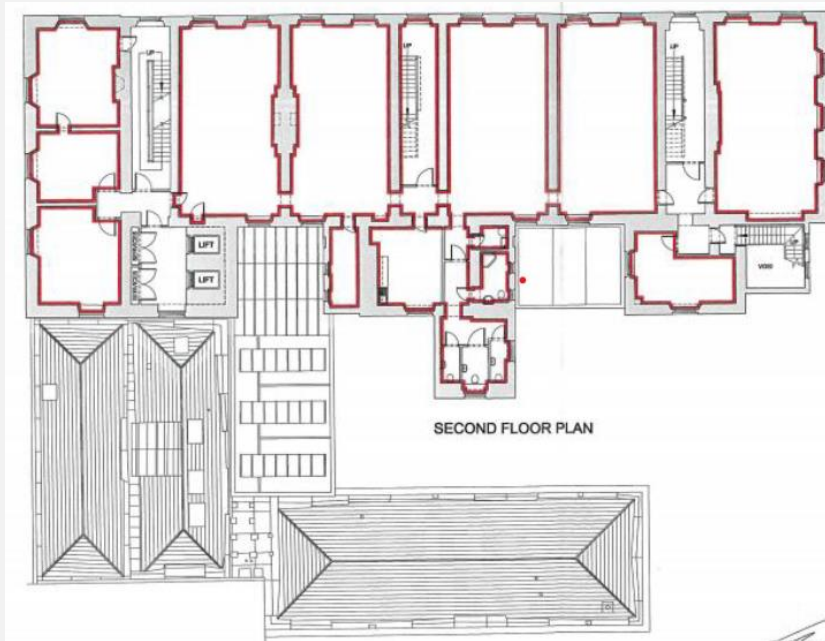
Accommodation

The premises comprise the following approximate net internal floor area:

Floor	Sq Ft	Sq M
2nd	4,444	412.86

Service Charge - £TBC

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Colliers

Charlotte Ashton
07541 958117
Charlotte.Ashton@colliers.com

Sophie Crosbie
07936 338778
Sophie.Crosbie@colliers.com

Max Chalk
07522 867157
Max.chalk@colliers.com



Ian Simpson
07866 949530
ian@milescommercial.co.uk

Michael Hole
07970 922942
Michael@milescommercial.co.uk

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

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 neighborhoods, 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.

