



### Description

36-42 King's Road is a terraced building with offices above the shops. The entrance to the ground floor leads into a lobby area with a staircase to the rear leading to all floors and an accessible lift.

### Specification

WC  
Plaster ceiling  
Wood flooring

Accessible lift  
Feature fireplace

### Location

The property is situated on the King's Road in Chelsea, renowned for its retail, restaurant, and cultural amenities. These include opposite the Duke of York Square, The Botanist, Chanel, Tiffany & Co. and the world-famous Saatchi Gallery. The office is also in close proximity to Pavilion Road, home to artisan food, beauty, fashion and restaurants. There is the newly opened Ottolenghi restaurant, Granger & Co, KXU, Sarah Chapman and Wulf and Lamb providing an excellent local offer for nearby occupiers and visitors.

Sloane Square (Circle and District lines) and South Kensington Underground station (Piccadilly, Circle and District lines) are within a short walking distance.

### Terms

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

### Accommodation

The premises comprise the following approximate net internal floor areas:

SUITE	RENT (£/pa)
1	9,500
4	9,500
14 & 15 (Inc. Kitchenette)	37,500
17	18,000

Service Charge – Upon Application

SUITE	AREA (sq.ft)
1	117
4	118
14 & 15 (Inc. Kitchenette)	529
17	221

Business Rates – Interested parties are advised to enquire with the RBKC rates department.

36-42, KING' ROAD, LONDON, SW3 4UD

Office Suites to Let – 1/4/14 & 15/ 17 (117 Sq.ft – 975 Sq.ft)



Floor plans for identification purposes only, not to scale.

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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.

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.

