



3 Cadogan Gate

LONDON SW1



123 Sloane Street

LONDON SW1

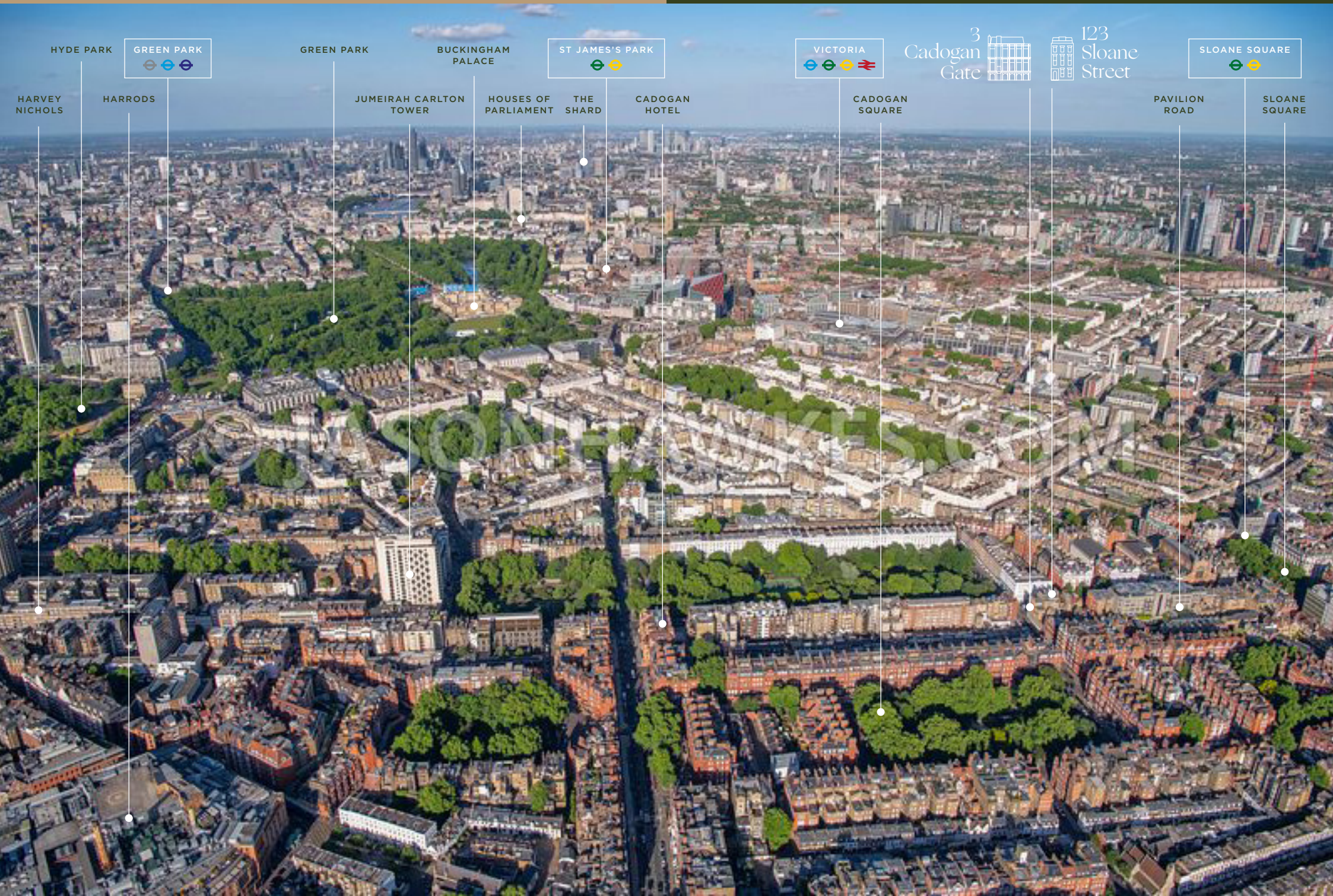
Two interlinking historical buildings offering over 10,600 sq ft of contemporary space - available individually or as a whole



A Unique Opportunity

The offer comprises two elegant buildings sitting at the meeting point of Chelsea and Knightsbridge, minutes from Sloane Square. A private courtyard serves as a way to connect the two, or they can be taken separately. The properties feature spacious, bright rooms with high ceilings throughout, with space for bike storage and showers at basement level.





HYDE PARK

GREEN PARK



GREEN PARK

BUCKINGHAM
PALACE

ST JAMES'S PARK



VICTORIA



3
Cadogan
Gate 

123
Sloane
Street 

SLOANE SQUARE



HARVEY
NICHOLS

HARRODS

JUMEIRAH CARLTON
TOWER

HOUSES OF
PARLIAMENT

THE
SHARD

CADOGAN
HOTEL

CADOGAN
SQUARE

PAVILION
ROAD

SLOANE
SQUARE



3 Cadogan Gate

3 Cadogan Gate is an elegant red brick building with attractive architectural features including domed skylights and stained glass windows. The airy, light filled spaces boast a feature staircase, high ceilings and large windows.



FLOOR		SQ FT	SQ M
3rd		867	81
2nd		1,102	102
1st	Mezzanine	1,312	122
	Main	2,286	212
Ground		2,158	200
LG		763	71
TOTAL		8,488	789





123 Sloane Street

123 Sloane Street is a beautiful monochromatic building with sash windows on leafy Sloane Street. The modern amenities include a dining area, showers and bike storage.



FLOOR	SQ FT	SQ M
3rd	438	41
2nd	481	45
1st	457	42
Ground	375	35
LG	381	35
TOTAL	2,132	198



Specification



Natural light throughout



Private courtyard



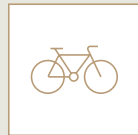
Shower facilities



Elegant entrances with feature staircases



5 minutes' walk to Sloane Square Underground Station



Bike storage

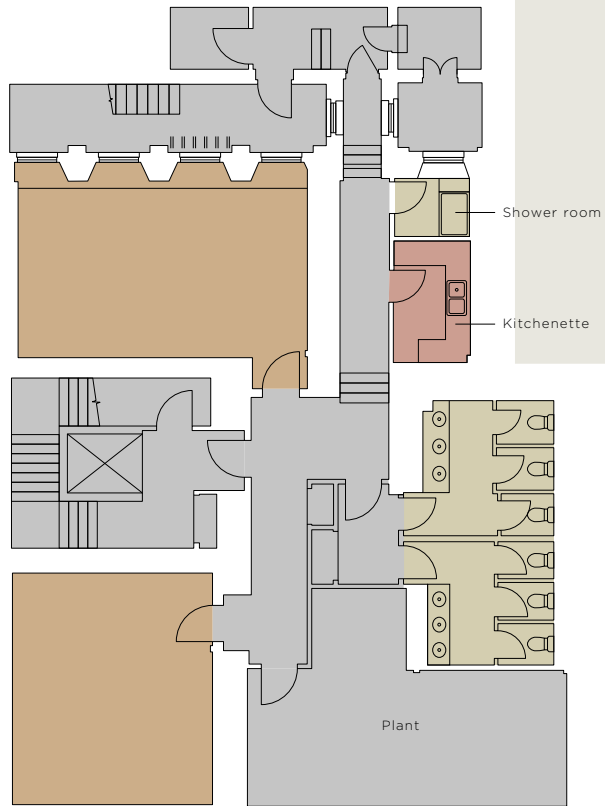
Schedule of Areas

FLOOR	SQ FT	SQ M
3 Cadogan Gate		
3rd	867	81
2nd	1,102	102
1st	Mezzanine	1,312
	Main	2,286
Ground	2,158	200
LG	763	71
TOTAL	8,488	789
123 Sloane Street		
3rd	438	41
2nd	481	45
1st	457	42
Ground	375	35
LG	381	35
TOTAL	2,132	198
COMBINED TOTAL	10,620	987



CADOGAN GATE

PAVILION ROAD



Lower Ground

3 CADOGAN GATE

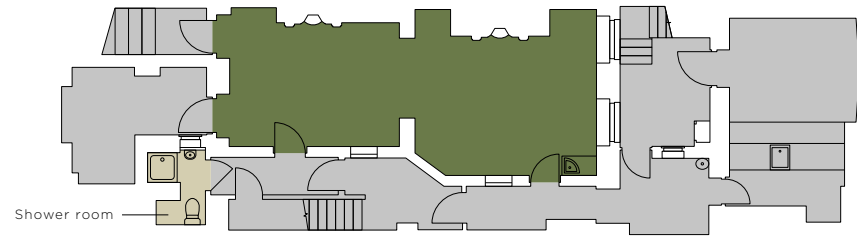
763 SQ FT / 71 SQ M

- Office space
- WCs
- Kitchenette
- Stairs & core

123 SLOANE STREET

381 SQ FT / 35 SQ M

- Office space
- WCs
- Stairs & core



SLOANE STREET

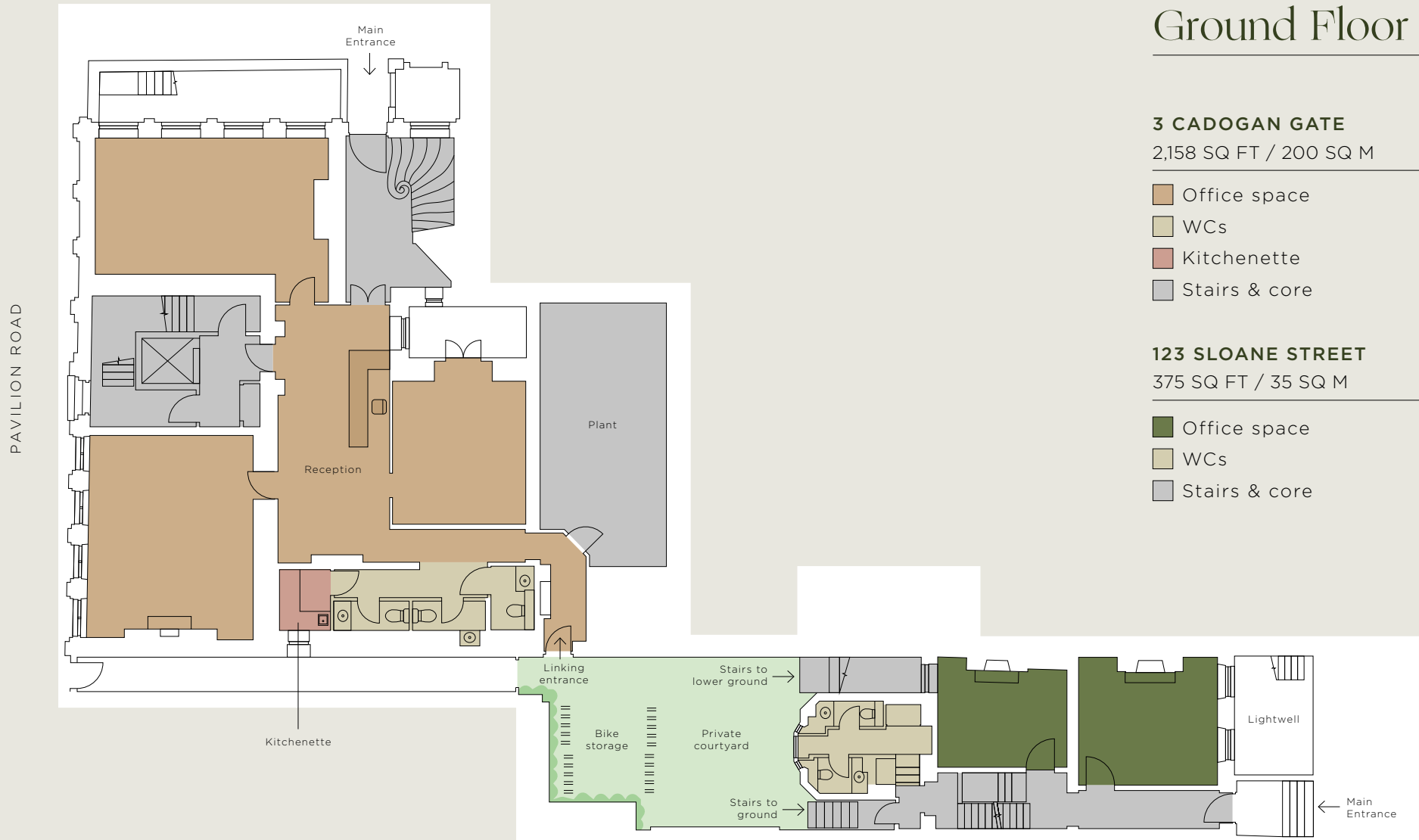
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CADOGAN GATE

Ground Floor



3 CADOGAN GATE
2,158 SQ FT / 200 SQ M

- Office space
- WCs
- Kitchenette
- Stairs & core

123 SLOANE STREET
375 SQ FT / 35 SQ M

- Office space
- WCs
- Stairs & core

SLOANE STREET



CADOGAN GATE

1st Floor

3 CADOGAN GATE

2,286 SQ FT / 212 SQ M

- Office space
- Stairs & core

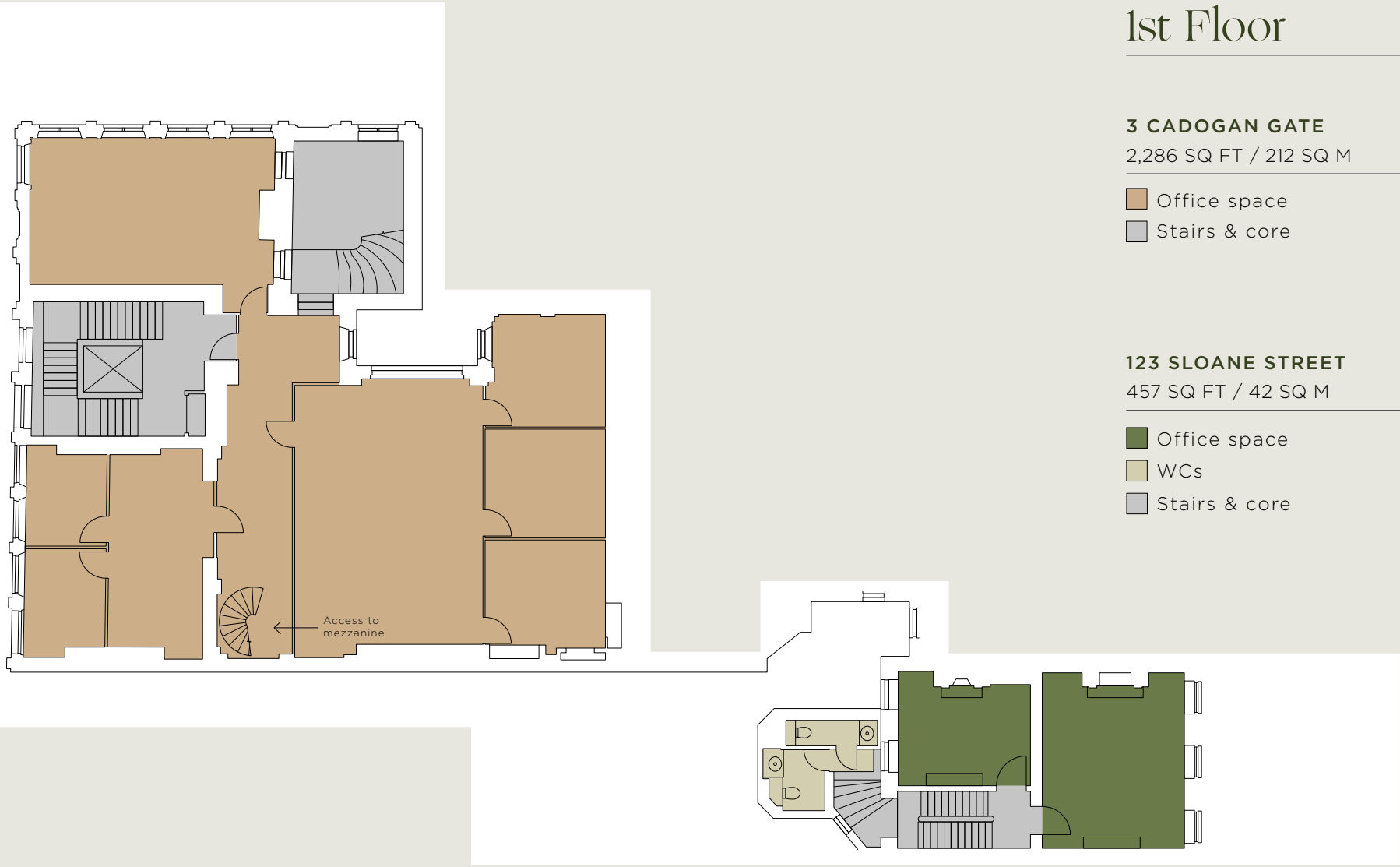
123 SLOANE STREET

457 SQ FT / 42 SQ M

- Office space
- WCs
- Stairs & core

PAVILION ROAD

SLOANE STREET





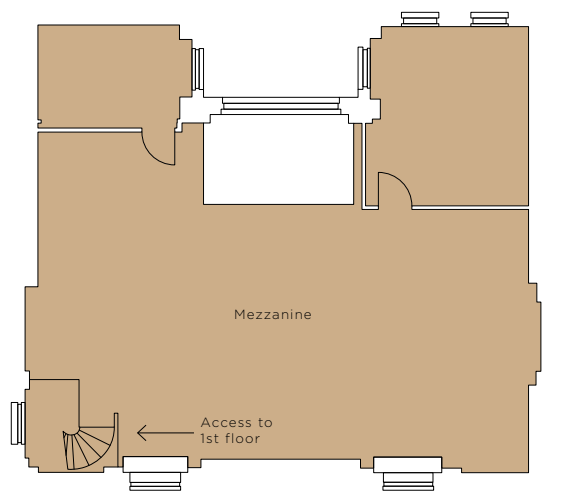
CADOGAN GATE

1st Floor Mezzanine

3 CADOGAN GATE
1,312 SQ FT / 122 SQ M

 Office space

PAVILION ROAD



SLOANE STREET

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CADOGAN GATE

2nd Floor

3 CADOGAN GATE

1,102 SQ FT / 102 SQ M

- Office space
- Stairs & core

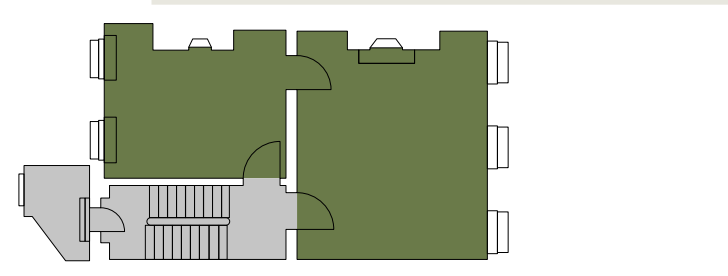
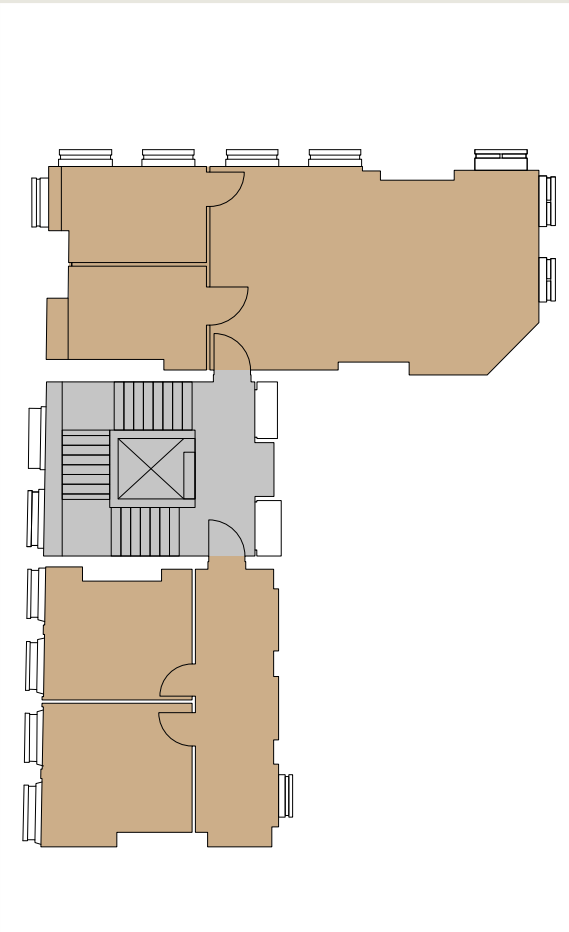
123 SLOANE STREET

481 SQ FT / 45 SQ M

- Office space
- Stairs & core

PAVILION ROAD

SLOANE STREET







CADOGAN GATE

3rd Floor



3 CADOGAN GATE

867 SQ FT / 81 SQ M

-  Office space
-  Stairs & core

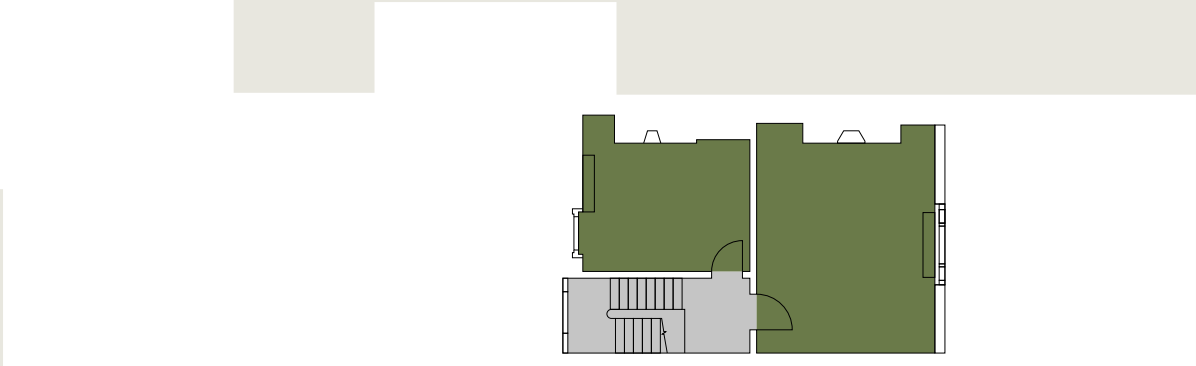
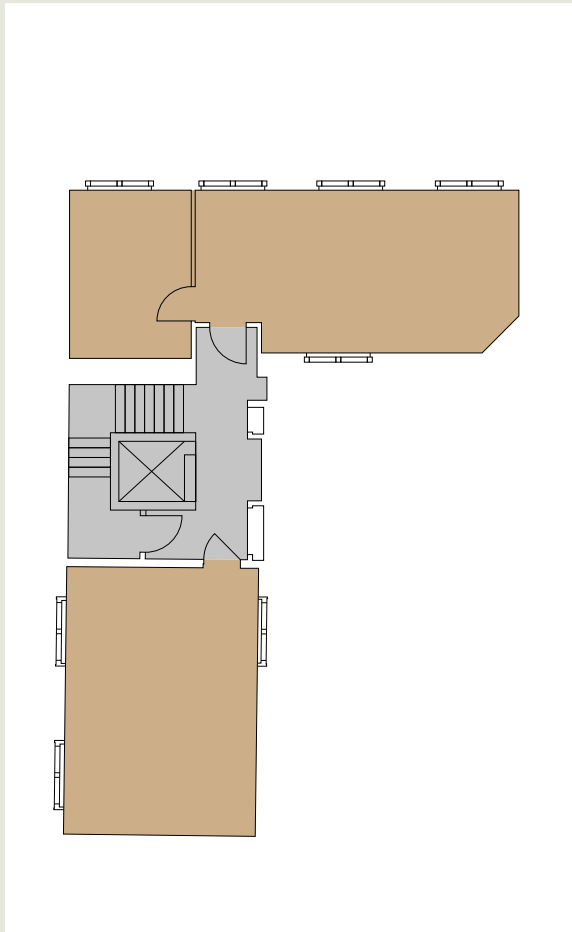
123 SLOANE STREET

438 SQ FT / 41 SQ M

-  Office space
-  Stairs & core

PAVILION ROAD

SLOANE STREET



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Chelsea: Connected, Cultured, Chic

Chelsea and Knightsbridge have long been admired as two of London's most distinguished neighbourhoods, where elegant shopping, dining and culture sit side by side. Sloane Street is renowned for its luxury flagships, while Pavilion Road offers a pedestrianised village atmosphere with artisan food and relaxed cafés. The King's Road brings a vibrant mix of fashion, dining and design, complemented by Duke of York Square's refined boutiques.



Yoga in front of the Saatchi Gallery



At Sloane Hotel



Pavilion Road



London Cheesemongers

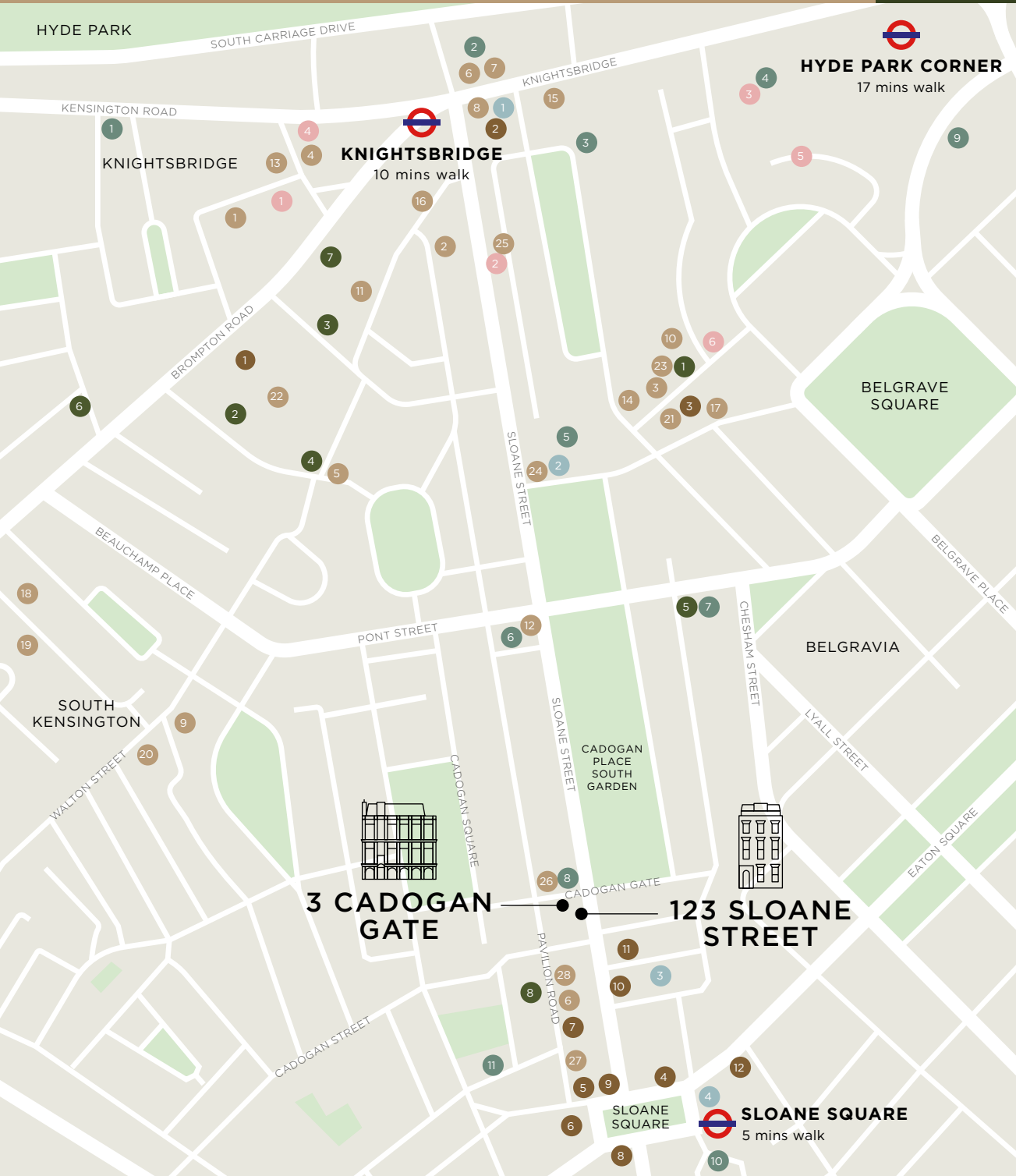


Sloane Square



Royal Court Theatre

At the heart, Sloane Square serves as both a cultural and social hub, hosting summer events, activations and al fresco dining, all within a few minutes' walk of 123 Sloane Street and 3 Cadogan Gate. Nearby gyms, spas and wellbeing amenities add a further layer of balance and lifestyle to this coveted part of London.



Local Amenities

RESTAURANTS

- 1 Zuma
- 2 Sale e Pepe
- 3 Amaya
- 4 Signor Sassi
- 5 Harry's Dolce Vita
- 6 The Aubrey
- 7 Dinner by Heston Blumenthal
- 8 The Fifth Floor at Harvey Nichols
- 9 Dinings SW3
- 10 Pétrus
- 11 Tom Brown at The Capital
- 12 The LaLee
- 13 Sette
- 14 Zafferano
- 15 Nusr-Et
- 16 Clap
- 17 Mosimann's
- 18 Hawksmoor
- 19 Giovanni
- 20 Scalini
- 21 Mina's
- 22 Harrods Food Hall
- 23 Amélie
- 24 La Maison Ani
- 25 Cantinetta Antinori
- 26 The Fuji Grill
- 27 Ottolenghi
- 28 Granger & Co.

CAFÉS

- 1 Café Kitsuné
- 2 The Georgian at Harrods
- 3 EL&N London
- 4 Prada Caffé
- 5 Anya Café
- 6 Bread Ahead
- 7 L'Eto
- 8 Parlour by the Ice Cream Union

RETAIL

- 1 Harrods
- 2 Harvey Nichols
- 3 Waitrose
- 4 Rag & Bone
- 5 The Conran Shop
- 6 Peter Jones
- 7 Natoon
- 8 Ralph Lauren
- 9 Tiffany & Co.
- 10 Oliver Peoples
- 11 Anya Hindmarch
- 12 Dubarry

PUBS & BARS

- 1 Tattersalls Tavern
- 2 The Gloucester
- 3 The Berkeley Bar & Terrace
- 4 Paxtons Head
- 5 The Grenadier
- 6 The Alfred Tennyson

HOTELS

- 1 Bvlgari
- 2 Mandarin Oriental
- 3 The Park Tower
- 4 The Berkeley
- 5 Jumeirah Carlton Tower
- 6 The Cadogan
- 7 The Hari
- 8 Beaverbrook Town House
- 9 The Peninsula
- 10 At Sloane
- 11 The Chelsea Townhouse

CULTURE & FITNESS

- 1 111CRYO
- 2 The Peak Fitness Club & Spa
- 3 Cadogan Hall
- 4 The Royal Court Theatre



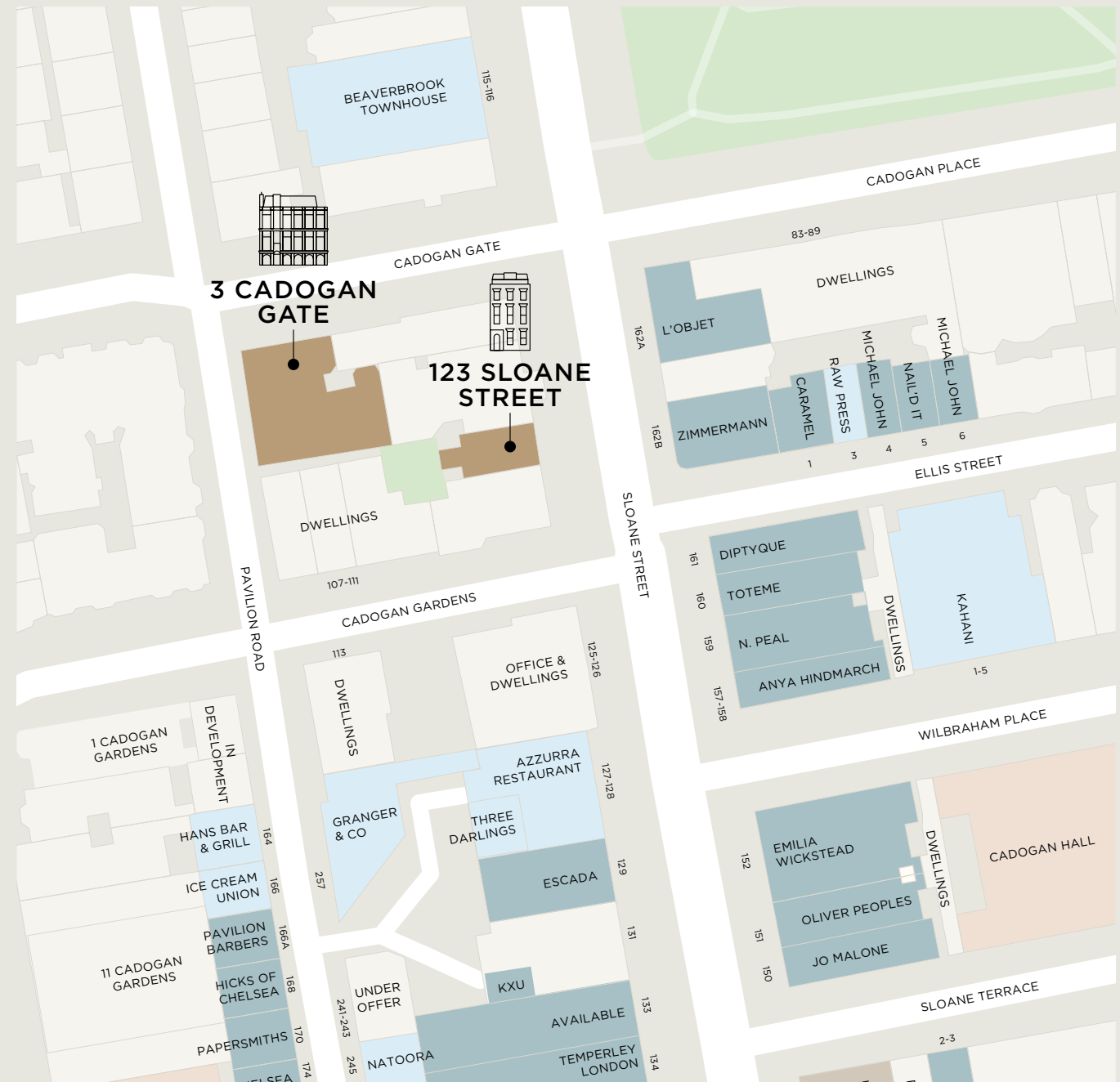


Transport Connections*

VICTORIA 11 MINS		PADDINGTON 23 MINS	
GREEN PARK 18 MINS		BANK 23 MINS	
EUSTON 21 MINS		LIVERPOOL STREET 30 MINS	
KING'S CROSS ST. PANCRAS 22 MINS		LONDON GATWICK 46 MINS	
WATERLOO 22 MINS		LONDON HEATHROW 48 MINS	
BOND STREET 23 MINS		LONDON CITY 54 MINS	

*Times calculated from 123 Sloane Street using Google Maps

 5 mins Walk to Sloane Square Station	 3 International airports within an hour of the office	 45 mins By taxi to London City Airport
 20 mins Walk to London Victoria Railway Station with direct links to Gatwick Airport	 20 mins By taxi to London Heliport (Battersea)	





About Cadogan

Cadogan takes pride in the vibrant history and heritage of Knightsbridge and Chelsea that makes this area unique – and is committed to its long-term success. Our proactive management of Sloane Street ensures that it remains one of the world's most inspiring shopping destinations.

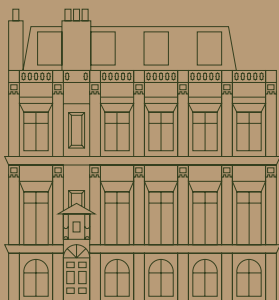
The Cadogan Estate spans 93 acres of the Royal Borough of Kensington & Chelsea and has been under the same family ownership for 300 years.

cadogan.co.uk

sloanestreet.co.uk

[@sloanestreetsw1](https://www.instagram.com/sloanestreetsw1)





3 Cadogan Gate

LONDON SW1



123 Sloane Street

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