

166
SLOANE
STREET



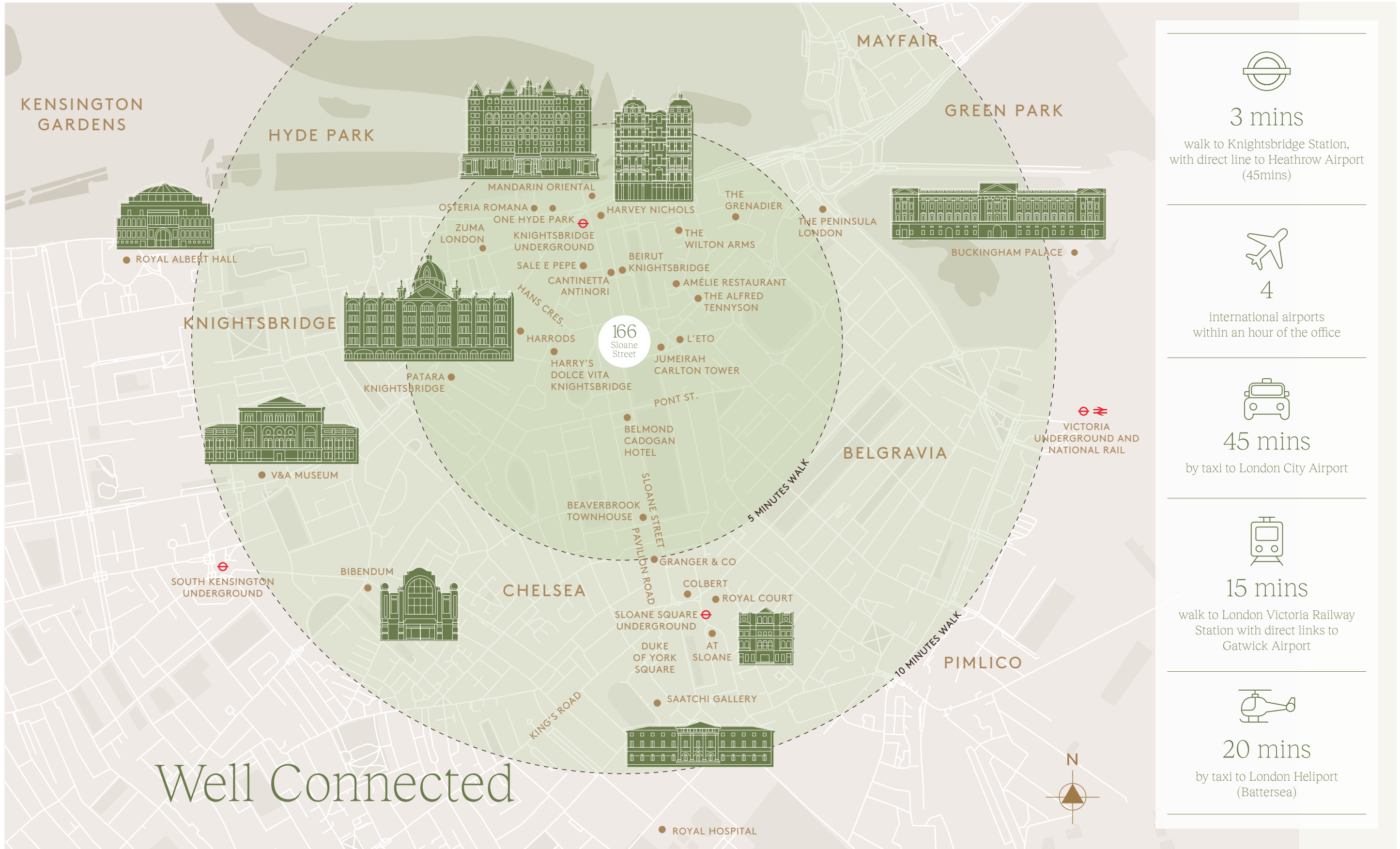
CADOGAN



The Opportunity

- 10,960 sq ft of best in class office accommodation
 - 2 private terraces
- In the heart of Knightsbridge
- Excellent transport links and connectivity, with Knightsbridge Station, Sloane Square Station and Victoria Station all in close proximity
- Exceptional local amenity with Michelin starred restaurants, luxury retail and leading hotels, all nearby
- Delivered to Cat A specification in Q1 2025

 [Virtual Tour](#)



Well Connected



3 mins

walk to Knightsbridge Station,
with direct line to Heathrow Airport
(45mins)



4

international airports
within an hour of the office



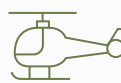
45 mins

by taxi to London City Airport



15 mins

walk to London Victoria Railway
Station with direct links to
Gatwick Airport



20 mins

by taxi to London Heliport
(Battersea)



The Location





At Sloane Hotel; a collaboration between hotelier Jean Louis Costes, designer François-Joseph Graf and Cadogan



The Saatchi Gallery and green at Duke of York Square

“The true luxury shopping thoroughfare in southwest London”

Luxury Briefing
Autumn 2023

19

19 Michelin Star restaurants
within a 1 mile radius



CANTINETTA ANTINORI

The Neighbourhood

Both local and international, like Avenue Montaigne in Paris and New York’s Madison Avenue, Sloane Street is one of the world’s most affluent local communities while attracting ultra-high net worth visitors through its exclusive, intimate experience.

Sloane Street is an established office location, with occupiers drawn to the impressive range of amenity available on their doorstep. Nearby office tenants include Oakley Capital, Marshall Wace, InvestIndustrial and Ineos Industries.



Sloane Street’s recent transformation (left)



Clockwise from above
Cantinetta Antinori, Harriet Street
The Cadogan Hotel
Mandarin Oriental
Sloane Street



THE CADOGAN



The neighbourhood's rich cultural scene includes attractions such as leading contemporary gallery Saatchi, innovative theatre at Royal Court, the world famous Chelsea Flower Show each year, and Cadogan Hall, home of the Royal Philharmonic Orchestra.

Michelin-starred restaurants and leading hotels create a significant flow of international visitors. The recently refurbished Belmond Cadogan Hotel and new Beaverbrook Townhouse on Sloane Street have been followed by a brand new 30-room boutique hotel just off Sloane Square, operated by Jean-Louis Costes, which opened in late 2023.



Sloane Street has recently been transformed with a £46m public realm scheme; widening pavements, introducing magnificent planting, elegant street furniture and enhanced lighting - all using the finest materials - to create a stunning green boulevard from Knightsbridge to Sloane Square.



Clockwise from top left:
Chelsea in Bloom
Nearby Pavilion Road
Harrods Food Hall
Royal Court Theatre

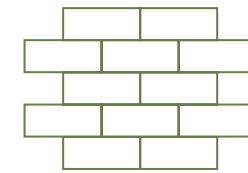
The Offices

Specification

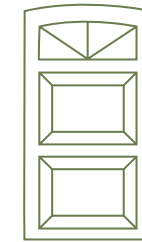


Welcoming entrance lobby, accessed via a dedicated entrance on Sloane Street

Stunning office space. Image shows Third and Fourth floor level



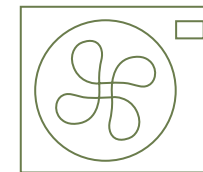
Delivered in Cat A standard



Dedicated entrance with double height reception



EPC A



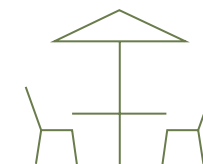
Air source heat pumps



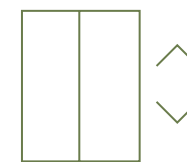
6 showers



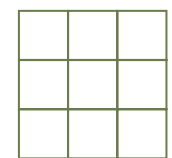
New end of trip facilities - 13 bike racks and lockers



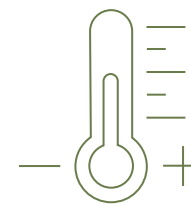
2 private terraces



2 passenger lifts



Occupational density designed for 1:10



Brand new air handling units with VRF air conditioning system



Fresh air supply - 12 litres per person at 1:10 occupancy



Fully accessible raised floors

Schedule of Areas



Third and Fourth floor offered as a duplex floor.
Second floor available together or on a separate basis.

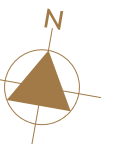
Floor Plans

Sloane Street

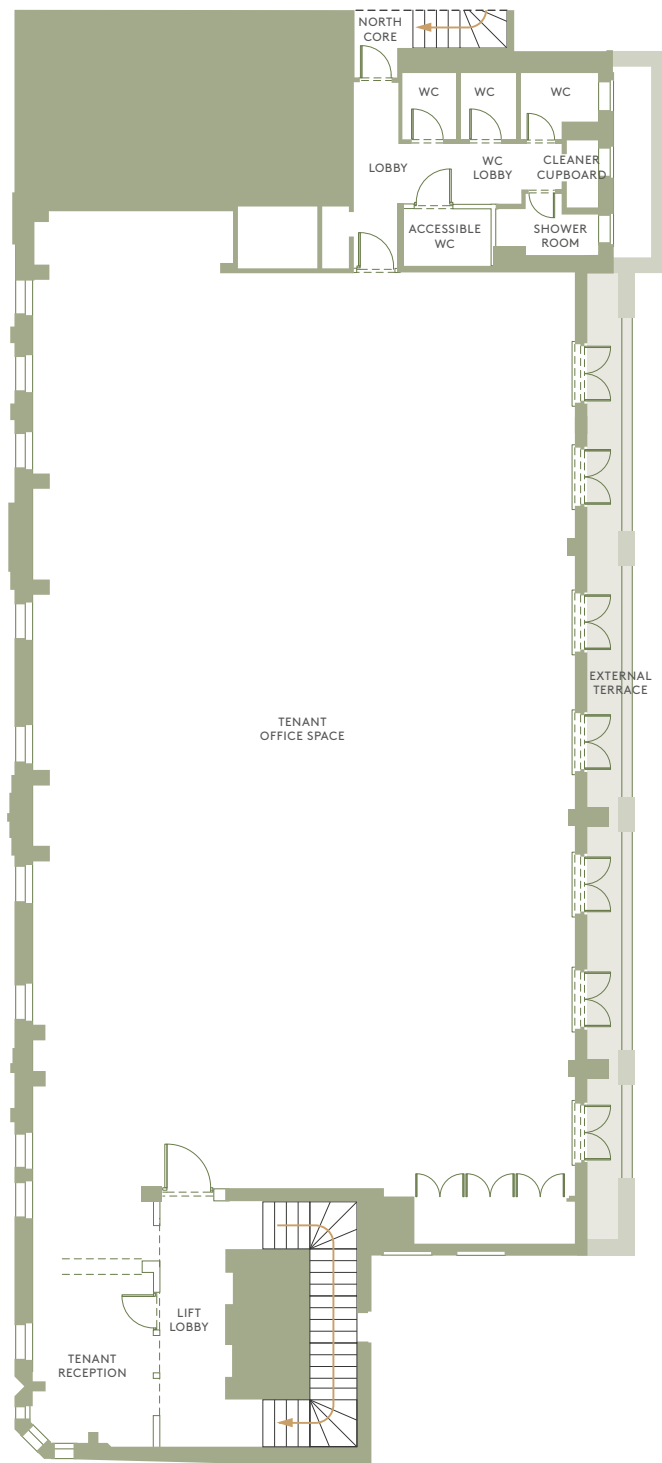


Second Floor

Internal - 4,308 sq ft / 400 sq m
External Terrace - 309 sq ft / 28.71 sq m

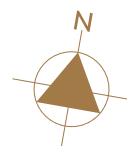


Sloane Street



Third Floor

Internal - 3,965 sq ft / 368 sq m
External Terrace - 221.5 sq ft / 20.58 sq m

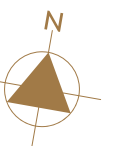


Sloane Street



Fourth Floor

Internal - 2,688 sq ft / 250 sq m



The Space



Above: Bright, dual aspect second floor space

Right: Second floor roof terrace



Right: Fourth floor with full height windows

Below: Third floor with high ceilings and dual aspect windows



Details

Lease

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 of the security of tenure provisions of the 1954 Landlord and Tenant Act on standard Cadogan terms.

Rent

Upon application

Rates

Parties to make their own enquiries by contacting the Local Authority

Legal Costs

Each party is to bear its own legal costs

EPC A

Enquiries

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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



CADOGAN