

Office to Let – 15 SLOANE SQUARE, LONDON, SW1  
5<sup>th</sup> Floor (2,422 ft<sup>2</sup> | 225 m<sup>2</sup>)



*Description*

15 Sloane Square is a prominent office building offering 2,422 sq. ft. of office space arranged over the 5<sup>th</sup> floor, with two fantastic roof terraces. The floor is currently fitted out to include a reception area, kitchenette, meeting rooms and an open plan desk area. The reception offers occupiers an impressive arrival experience.

Specification

Air Conditioning	2 x Passenger lifts	Suspended ceiling
Demised WCs	Raised floor	Kitchenette
2 x Outdoor Terraces	Bike Storage	Manned Reception
Shower		

\*EPC Certificate available upon request

*Location*

The property is located on Sloane Square in Chelsea, renowned for its retail, restaurant, and cultural amenities. These include 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 excellent local amenities 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. Victoria station is 15 minutes walking distance from the subject property.

*Accommodation*

The premises comprise the following approximate net internal floor areas:

5<sup>th</sup> Floor - 2,422 sq.ft/225 sq. m

*Terms*

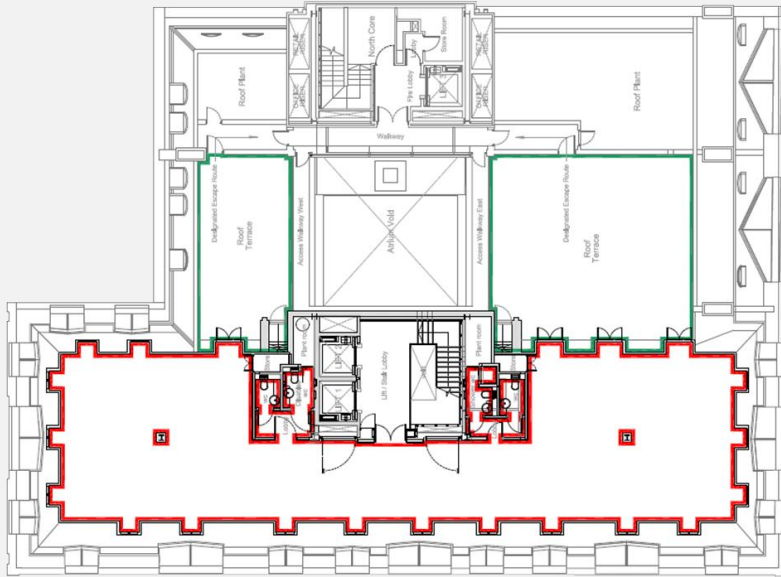
This unit is available on standard Cadogan terms subject to upward annual rent increases linked to the Retail Price Index.

Rent – £250,000 per annum

Service Charge (estimate) – £7.80psf

Business Rates (estimate) – £35.85psf

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S L O A N E S Q U A R E

FIFTH FLOOR PLAN

**CBRE**

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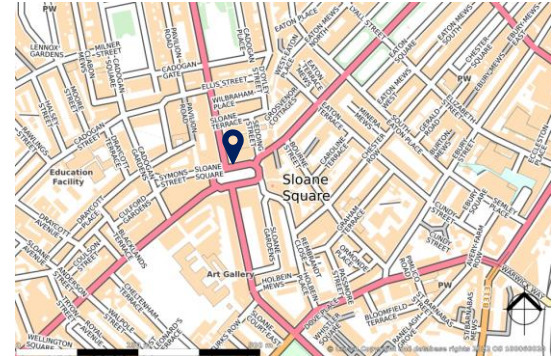
## ABOUT CADOGAN

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.



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

