

# 124

## SLOANE STREET

CHELSEA | SW1X 9BW



### OFFICE TO LET

THIRD & FOURTH FLOORS

-  
1,749 Sq ft / 162.48 Sq m

## LOCATION

The property is situated on the west side of Sloane Street, just north of Sloane Square. The area is renowned for its retail, restaurant, and cultural amenities. These include The Botanist, Chanel, Tiffany & Co. and the world-famous Saatchi Gallery. The offices are also in close proximity to Pavilion Road, home to artisan food, beauty, fashion and restaurants. Some of these include: Ottolenghi restaurant, Granger & Co, KXU, Sarah Chapman and Wulf and Lamb, providing an excellent local offer for nearby occupiers and visitors.

The location is served by Sloane Square (Circle and District Lines), Knightsbridge (Piccadilly Line) and South Kensington (Circle, District and Piccadilly Lines) Underground stations. There are also many bus routes in the immediate area.

## ACCOMMODATION

The property comprises the following approximate floor areas:-

Floor	Sq ft	Sq m
Fourth	837	77.75
Third	912	84.72
<b>Total</b>	<b>1,749</b>	<b>162.48</b>

## RENT

Upon application.

**\*Incentives available\***

## BUSINESS RATES

Interested parties are advised to make their own enquires with the RBKC rates department.

## LEGAL COSTS

Each party to bear their own legal costs.

## SPECIFICATION

- Newly refurbished
- Passenger lift
- Reception
- Built in AC / heating
- Kitchenette
- Video entry intercom

## TERMS

The premises are available on a new lease for a term to be agreed contracted outside the Landlord and Tenant Act 1954.

## VIEWINGS

For further information or to arrange a viewing please contact:-

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