



## LOCATION

The property is located in Chelsea within 60 metres of **Sloane Square Underground Station** (District and Circle lines). It is prominently situated on the North side of Sloane Gardens which neighbours Sloane Square and the start of King's Road. Nearby occupiers include **Hugo Boss, Ralph Lauren, Peter Jones, Massimo Dutti** and **Barclays Bank**.

## TERM

Available by way of an assignment or sublease of the existing lease expiring in March 2025 contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

## RENT

On Application

## LEGAL

Each party is to cover their own legal costs.

## EPC

D(100). Full report available on request.

## Accommodation

Ground	3,130 sq ft	290.8 sq m
Basement	892 sq ft	82.9 sq m
<b>Total</b>	<b>4,022 sq ft</b>	<b>373.7 sq m</b>

## Business Rates

Rateable Value (2023)	£280,000
Rates Payable (2024/25)	£158,480

### DUNCAN GILLIARD

07881 501 164

Duncan.Gilliard@cushwake.com

### FREDDIE STEEL

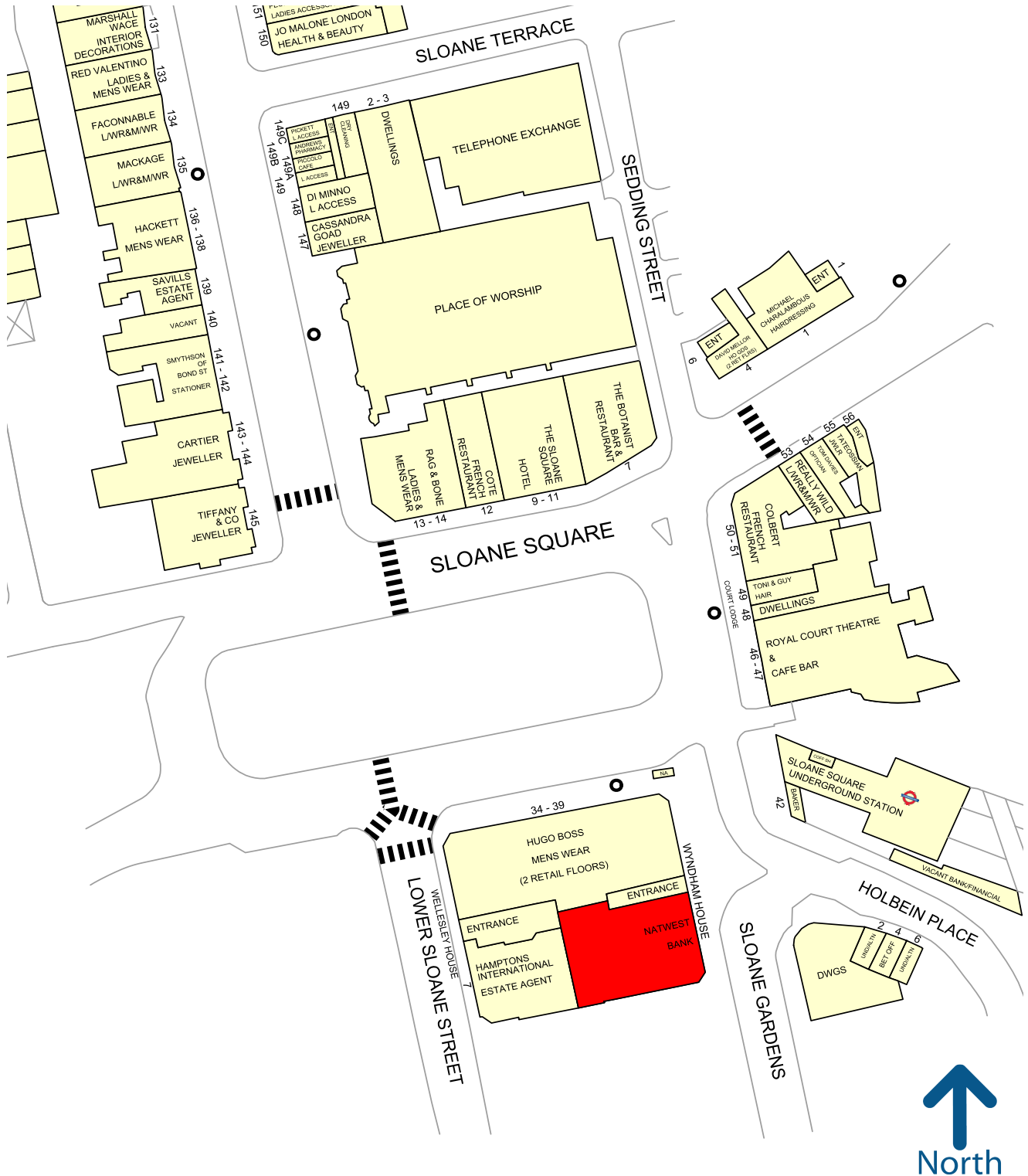
07885 239 688

Freddie.Steel@cushwake.com

### CUSHMAN & WAKEFIELD

43-45 Portman Square  
London W1H 6LY  
+44 207 152 5000

cushmanwakefield.com



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991  
 Cushman & Wakefield LLP, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.  
 Regulated by the Royal Institution of Chartered Surveyors.