

Office to Let – SUITE 10, BLANDEL BRIDGE HOUSE, 56 SLOANE SQUARE, LONDON SW1W  
Third & Fourth Floors (794 ft<sup>2</sup> / 73.76 m<sup>2</sup>)



### Description

Blandel Bridge House is set behind a period facade and provides a selection of self-contained office suites over four floors. Suite 10 provides a newly refurbished, bright, self-contained office. The suite is accessed off a unique communal walkway; comprising two open plan offices with storage. There is also a new kitchenette and WC.

### Specification

- Newly refurbished
- Kitchenette
- Comfort cooling
- Demised WC
- 24 Hour Access
- Video entry intercom system

\*EPC Certificate available upon request

### Location

The property is located 'in the heart of Chelsea' on the east side of Sloane Square, at the intersection of Sloane Street and King's Road.

Sloane Square Underground Station is a stone's throw away providing services on the District and Circle Lines. The Square is beautifully paved; attractive features of the central island include the water fountain, trees and al fresco terrace. The area is home to many high-quality bars, restaurants, hotels and luxury retailers.

Pavilion Road is also in close proximity, home to the best artisan food, fashion, beauty and fitness. Occupiers include Ottolenghi, Granger & Co, The Roasting Party, Bread Ahead and KXU.

The offices are accessed via Cliveden Place and is situated above renowned restaurant Colbert and next door to the iconic Royal Court Theatre.

### Terms

The premises are available by way of a new full repairing and insuring lease for a term of 5 years. The lease will be contracted outside of the security of tenure provisions of the 1954 Landlord and Tenant Act on standard Cadogan terms.

Rent (incl. S/C) – £65,000 pax.

Rates Payable (2025/26) - £21,207.50  
(We advise interested parties to enquire with the RBKC rates department.)

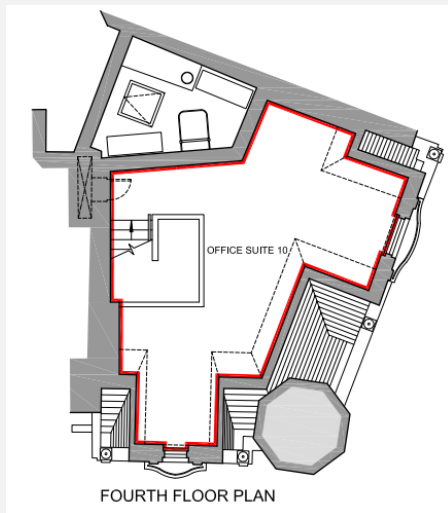
### Accommodation

The office comprises the following approximate net internal floor area:

Floor	sq ft	sq m
Third	442	41.06
Fourth	352	32.70
<b>Total</b>	<b>794</b>	<b>73.76</b>

Office to Let – SUITE 10, BLANDEL BRIDGE HOUSE, 56 SLOANE SQUARE, LONDON SW1W

Third & Fourth Floors (794 ft<sup>2</sup> / 73.76 m<sup>2</sup>)



Floor plans for identification purposes only.

**CBRE**

Nathalie Spink  
07385 414222  
Nathalie.spink@cbre.com

Alexander Rae  
07824 417097  
Alexander.rae@cbre.com

Oliver Segal  
07717 138715  
Oliver.segal@cbre.com

 **miles  
commercial**

Peter Bromwich  
020 7581 9722  
Peter@milescommercial.co.uk

Michael Hole  
07970 922942  
Michael@milescommercial.co.uk

Ian Simpson  
07866 949530  
ian@milescommercial.co.uk

## 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 neighborhoods, 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.

