

Denyer Street, Chelsea SW3



Location

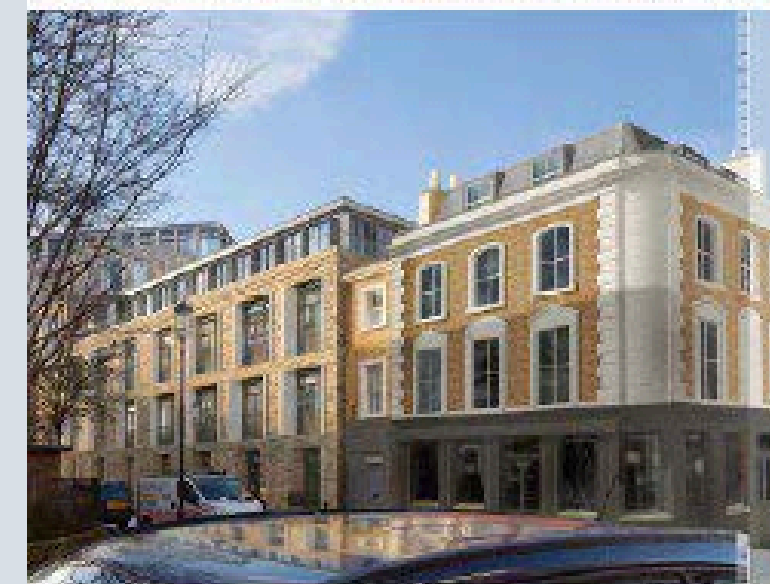
45-47 Denyer Street is situated in one of London's most prestigious neighborhoods; Chelsea (Chelsea Conservation Area) within the Royal Borough of Kensington and Chelsea.

This partly Grade II-listed freehold building is positioned between Cadogan Square and right in front of The Clearings (78 ultra-luxury residences and 30,000 ft² of commercial space) offering a prime location appealing to both residents and visitors.

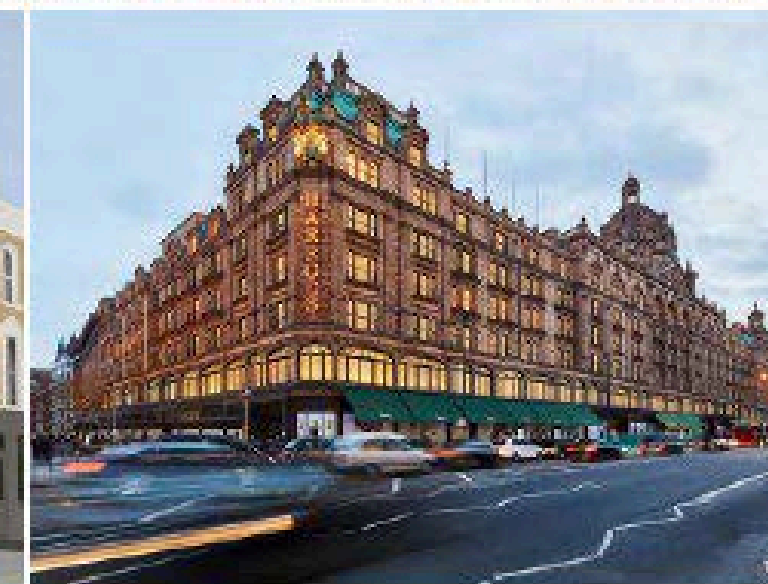
Sloane Square and Knightsbridge are moments away along with Harrods, The V&A, The Saatchi Gallery and Peter Jones.

World class retail is situated in the nearby Brompton Cross and the internationally renowned Kings Road is in the immediate vicinity.

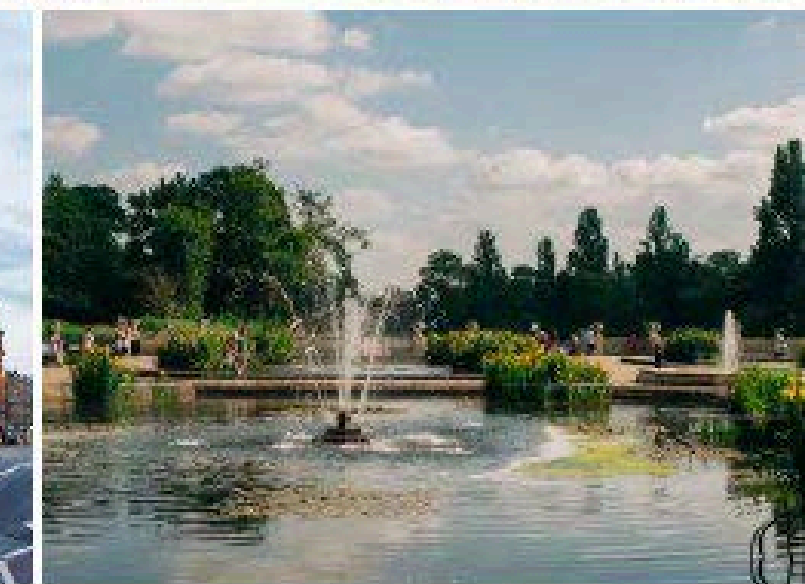
Numerous luxury and world class hotels including the Cadogan Belmond, Mandarin Oriental, Bulgari Hotel, The Peninsula, and Jumeirah Carlton are all a short stroll away.



45-47 DENYER STREET & THE CLEARINGS



HARRODS



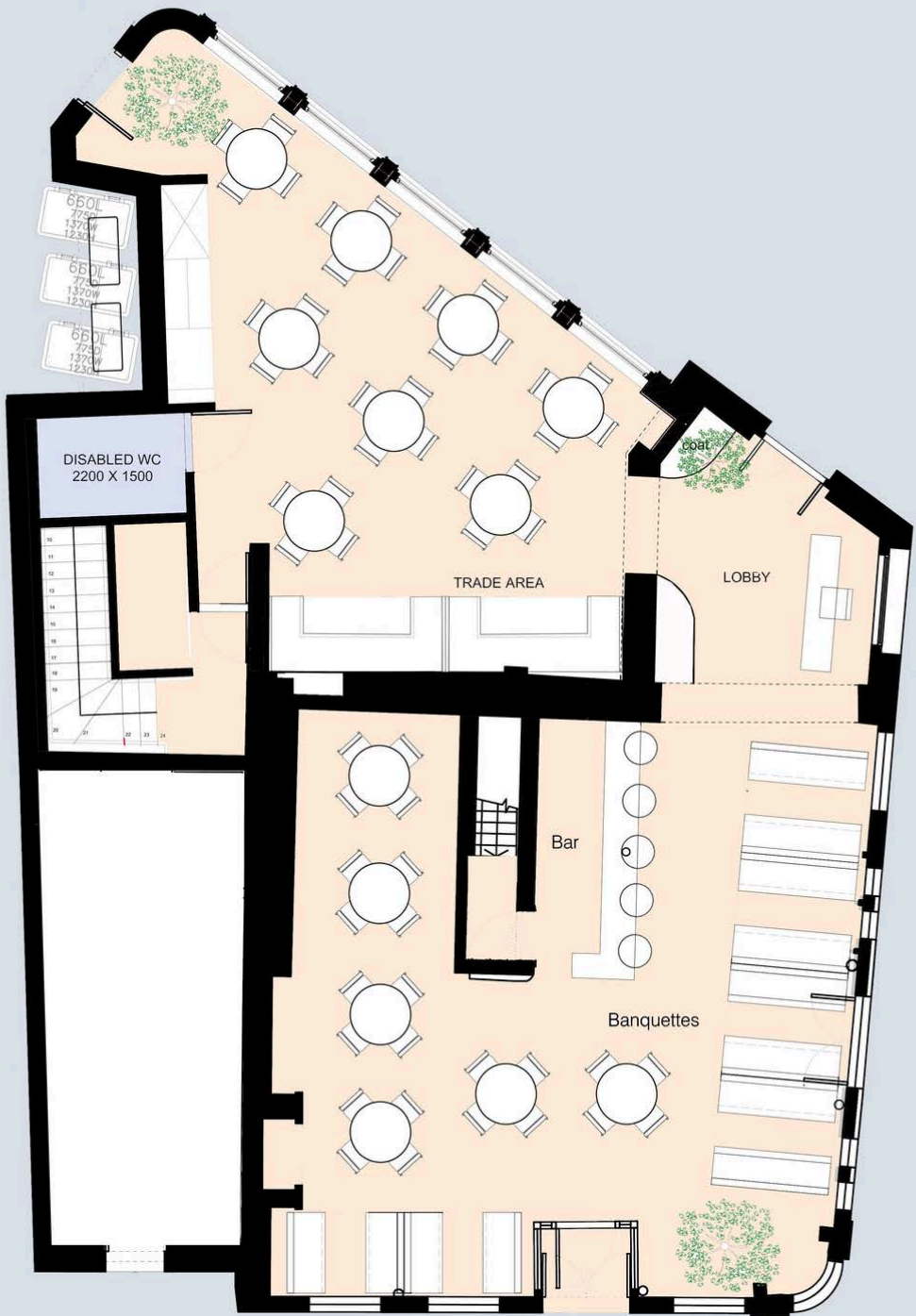
HYDE PARK

Description

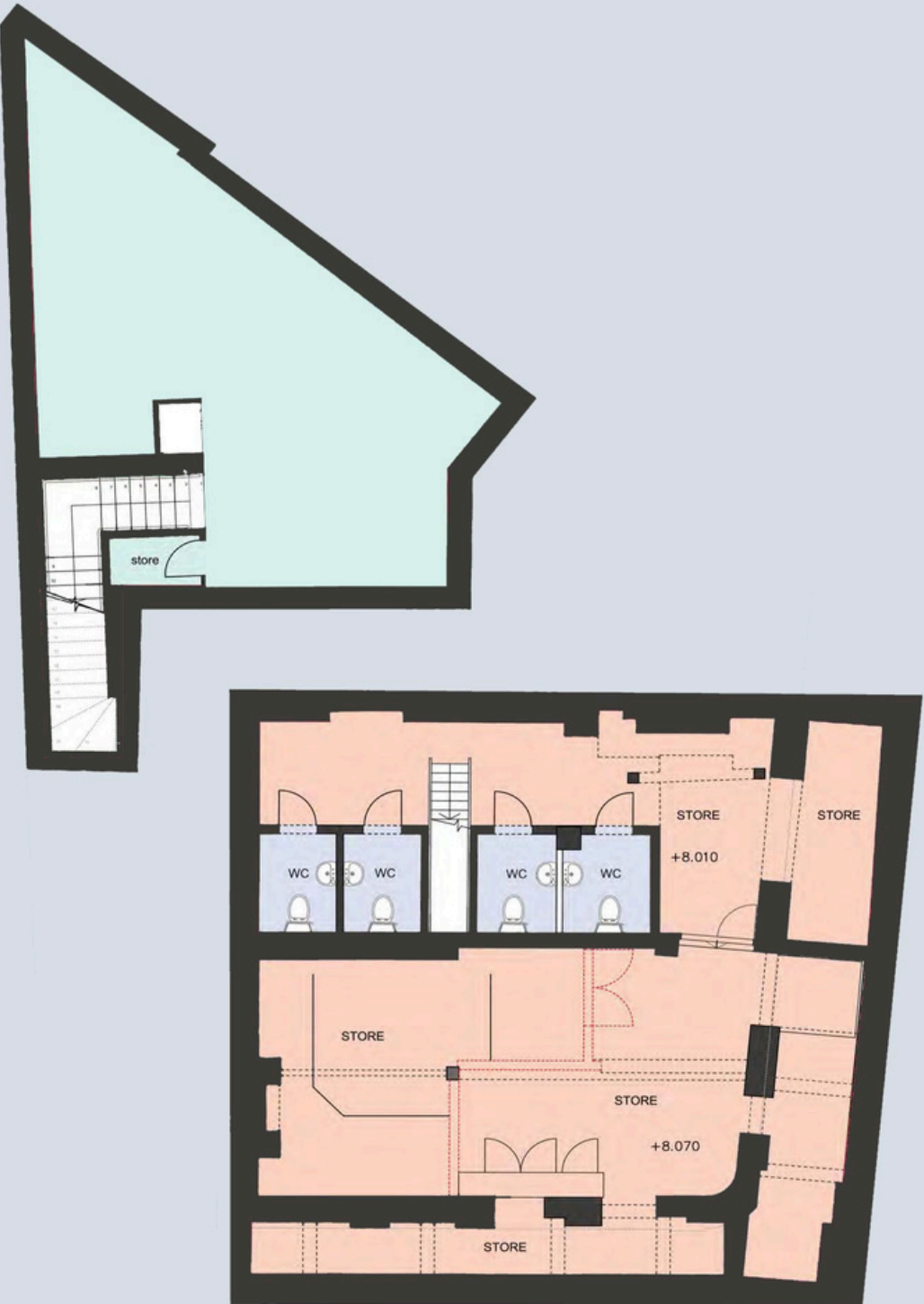
Set over an impressive corner building, the former public house (The Shuckburgh Arms and latterly Baker & Spice) premises are Grade II listed and provide a wealth of period features.

Internally, the demise provides wonderful floor to ceiling heights and is flooded with natural light.

The building has been thoughtfully developed providing a shell space to exacting standards benefitting from capped off services ready for an incoming tenants fit out.



GROUND FLOOR PLAN



BASEMENT PLAN

Ground Floor	1,700 sq ft / 158 sq m
Basement	1,464 sq ft / 136 sq m
Total	3,164 sq ft / 294 sq m





Tenure

New FRI lease, terms to be agreed

Rent

Price on application

Rates

To be assessed, we recommend an estimate is obtained

Planning

E-Class Use

Handover

The premises will be delivered in a shell and core condition with capped off services, ready for tenants fit out

Other

A service charge will be applicable. An EPC has been commissioned and is available upon request

Contact

Viewings strictly by prior appointment only with sole agents

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