

THE GAUMONT

—
KING'S ROAD





Building exterior

World-renowned address

The 3rd Floor at The Gaumont provides 4,412 sq ft of newly refurbished, fully fitted office accommodation. Accessed through a dedicated entrance on Kings Road, the building opens into a bright double-height reception served by two passenger lifts. The space benefits from excellent end-of-journey facilities, sustainable air-conditioning and a rooftop all day dining experience offering panoramic views across the London skyline.



3rd Floor 4 person meeting room CGI*

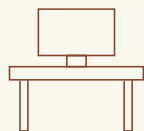


3rd floor open plan workstations CGI

Specification



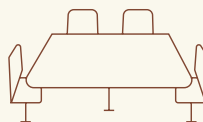
Newly refurbished
common parts



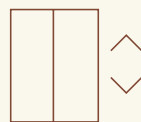
42 desks



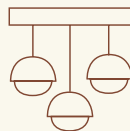
EPC B



3 meeting rooms
in situ



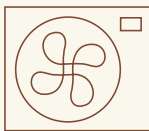
2 passenger
lifts



High quality, fully
fitted, furnished floor



Managed solutions
available



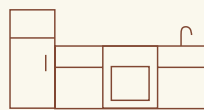
New
air-conditioning



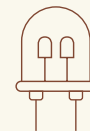
Double-height
reception area



Raised
access floors



Open plan kitchenette
and breakout



New LED
lighting



New end-of-journey
facilities



3rd floor boardroom CGI



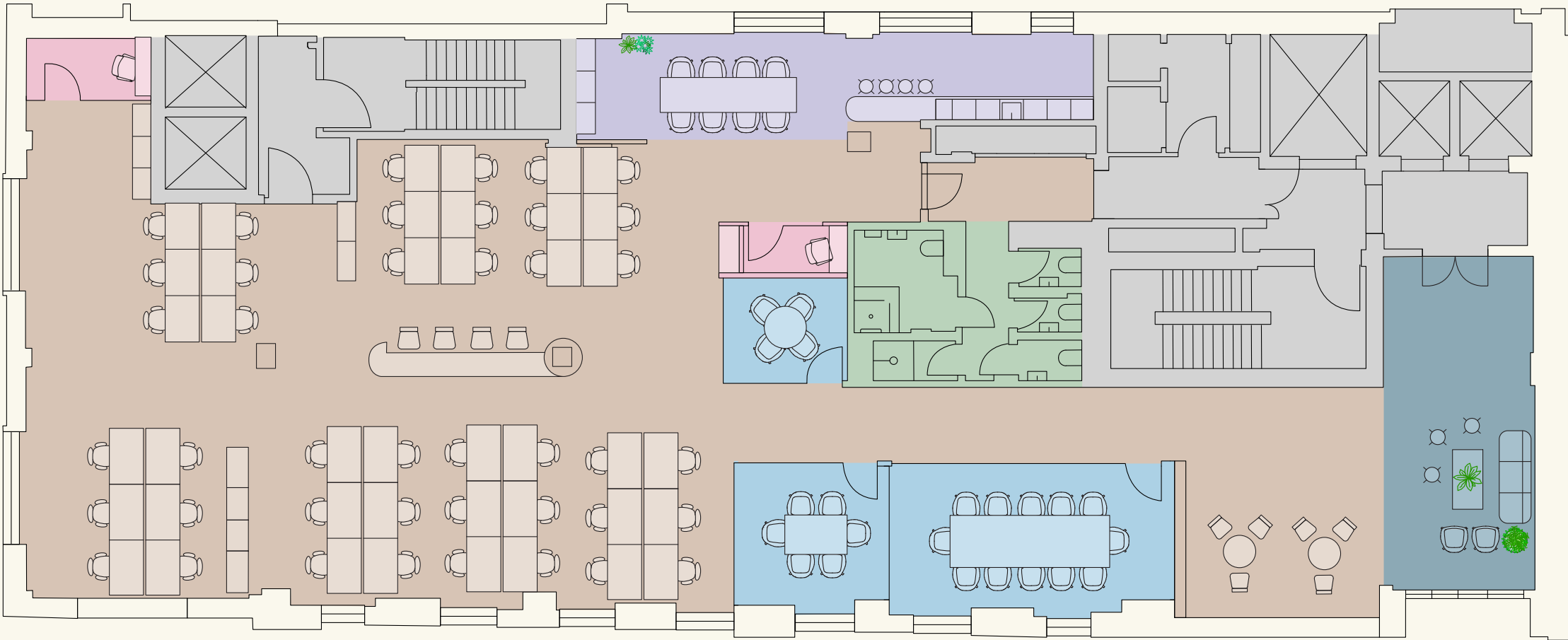
3rd floor fully fitted kitchen CGI

3rd floor space plan

4,412 SQ FT | 409 SQ M

- 42x Workstations
- 1x Welcome lounge
- 1x 4 person meeting room
- 1x 6 person meeting room
- 1x 12 person meeting room
- 3x Breakout areas
- 2x Focus pods
- 1x Kitchen

- Office floor
- Welcome lounge
- Meeting rooms
- Focus pods
- Kitchen & breakout
- WC's & showers



KING'S ROAD

Fully Managed *by Cadogan Estates*

The 3rd Floor at The Gaumont is part of Cadogan’s new managed offering, delivered in partnership with RE-DEFINED.

One simple monthly bill, with a full suite of customised services to enable your business to run effortlessly. From providing fresh coffee through to daily cleaning and enterprise grade IT & connectivity.

Terms starting from 3yrs+. Price on application.

REDEFINED
A MAPP company



3rd floor welcome area CGI



Inclusive rent



Business rates



Daily cleaning



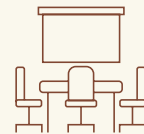
Facilities management & maintenance



Coffee, teas and healthy snacks



Enterprise grade connectivity



Meeting room AV connectivity



Dedicated experience manager

Culture, cafés & connectivity

The Gaumont occupies a prime position on King's Road, Chelsea, at the centre of one of London's most affluent and vibrant neighbourhoods. With unbeatable access to luxury retail and leisure amenities and a thriving calendar of cultural events throughout the year. There is excellent connectivity with Sloane Square and South Kensington stations both within a 10-minute walk, alongside extensive bus, cycle and taxi connections.



Yoga in front of Saatchi at Duke of York Square



Luxury retail on Sloane Street



Chelsea Arts Festival



Pavilion Road



The Cadogan Arms



Vardo - Plenty of pubs, cafes and all day dining opportunities

Prime location

RESTAURANTS

- 1. Sticks’n’Sushi
- 2. The Ivy
- 3. Vardo
- 4. POLPO
- 5. Rabbit
- 6. Manicomio
- 7. Benihana
- 8. Mezcalito
- 9. Bottarga
- 10. Bluebird
- 11. Beef & Bass
- 12. Azteca
- 13. Alley Cats Pizza
- 14. Chelsea Grill
- 15. Ziani
- 16. No. Fifty Cheyne
- 17. Gordon Ramsay

CAFES

- 1. Gail’s
- 2. The Chelsea Gardener
- 3. JOE & THE JUICE
- 4. St.George
- 5. Café Pier
- 6. The Physic Garden

RETAIL

- 1. Anthropologie
- 2. ME+EM
- 3. Space NK
- 4. Soho Home
- 5. Marks & Spencer
- 6. Whole Foods Market
- 7. Zadig & Voltaire
- 8. Chelsea Farmers Market
- 9. The Perfect Bottle
- 10. Rixo

HOTELS

- 1. At Sloane
- 2. Sloane Square Hotel
- 3. San Domenico House
- 4. Sloane Place

GYMS

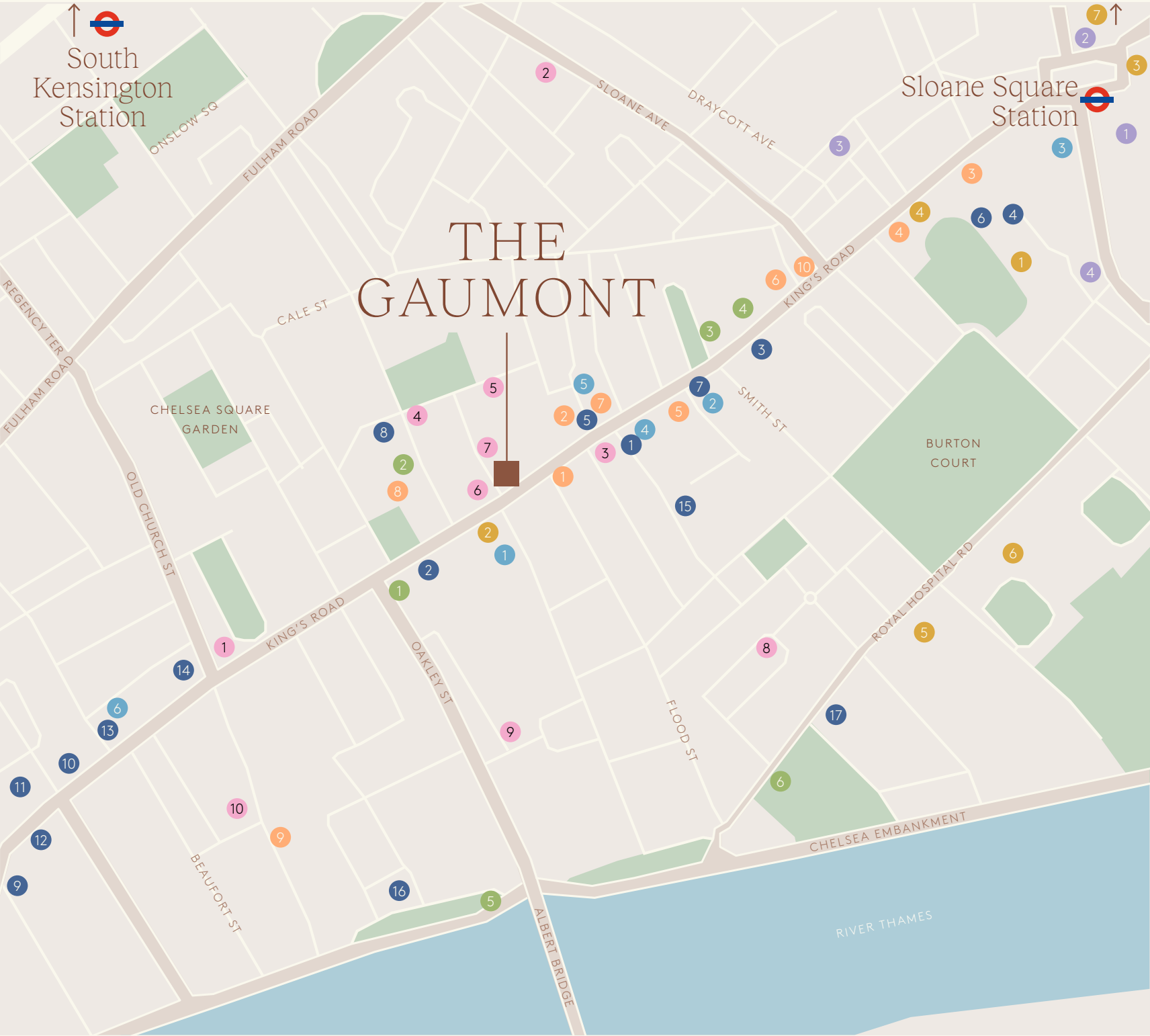
- 1. Chelsea Sports Centre
- 2. MAD Chelsea
- 3. Vita Boutique
- 4. 1Rebel
- 5. Heartcore
- 6. Third Space

BARS

- 1. The Cadogan Arms
- 2. Barts
- 3. Chelsea Potter
- 4. The Sydney Arms
- 5. The Builders Arms
- 6. The Trafalgar
- 7. New Forms
- 8. The Surprise
- 9. The Phene
- 10. The Pig’s Ear

CULTURE

- 1. Saatchi Gallery
- 2. Chelsea Old Town Hall
- 3. The Royal Court Theatre
- 4. Duke of York Square
- 5. National Army Museum
- 6. Royal Hospital
- 7. Cadogan Hall



THE GAUMONT

KING'S ROAD

RENT

£95.00 per sq ft.

BUSINESS RATES

Parties to make their own enquiries by contacting the Local Authority.

SERVICE CHARGE

A service charge is applicable. Details available upon application.

LEASE

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



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Marketing: [Stuart Chapman Design](#)



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