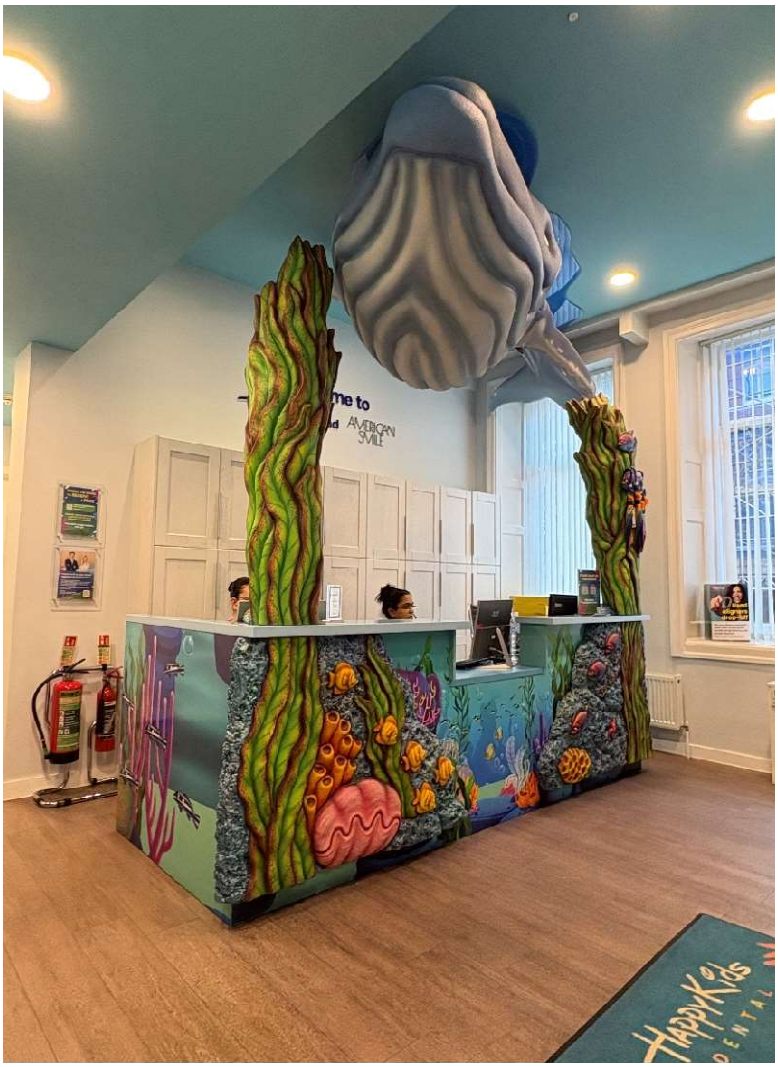
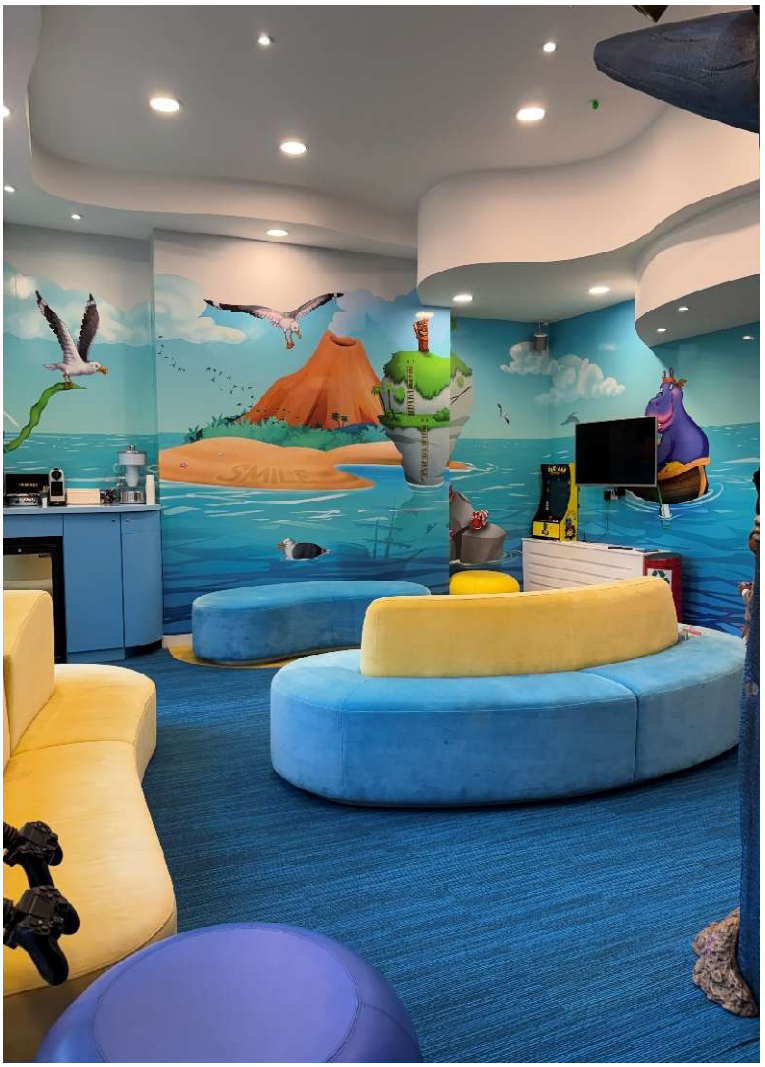
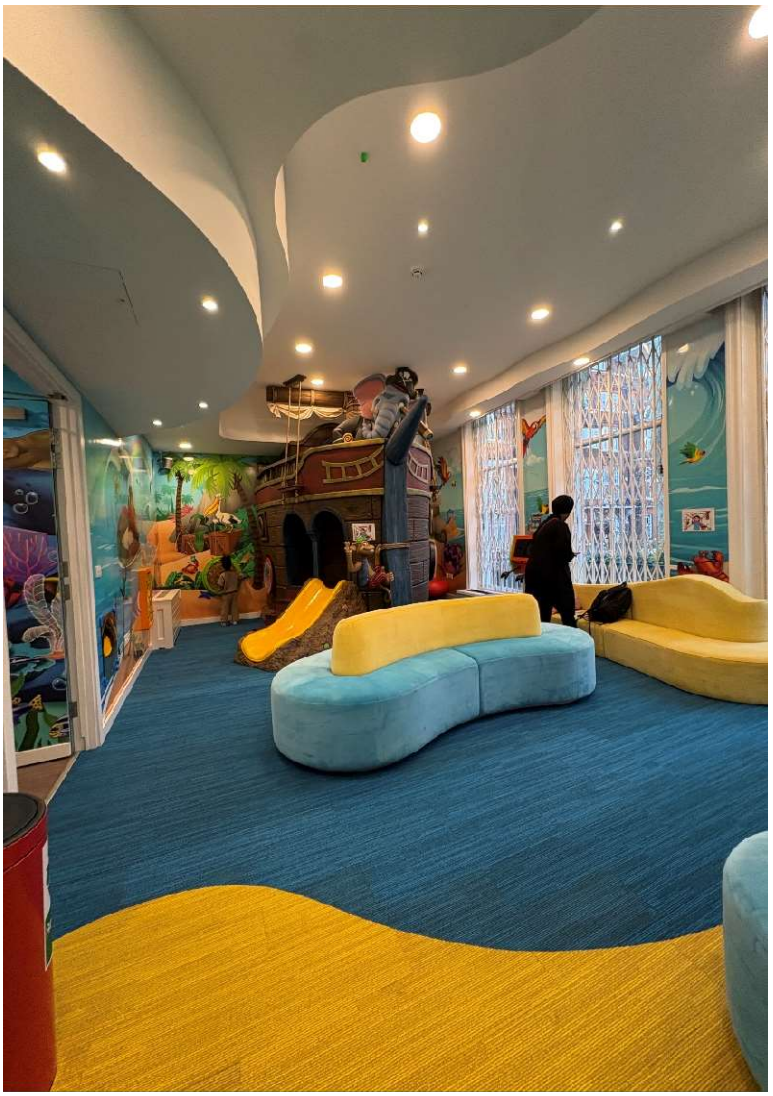
18 CADOGAN GARDENS LONDON SW3 2RP

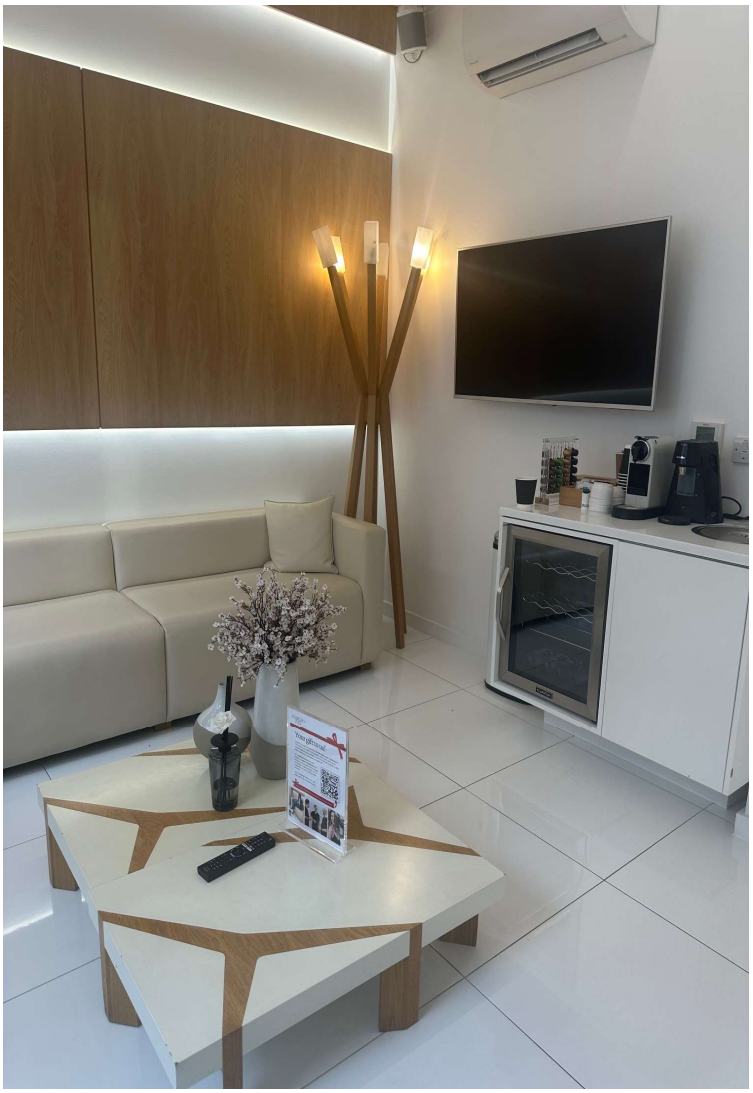
1,100- 2,375 sq ft of CQC registered child friendly medical space to let.


me to
AMERICAN SMILE
HAPPY Kids

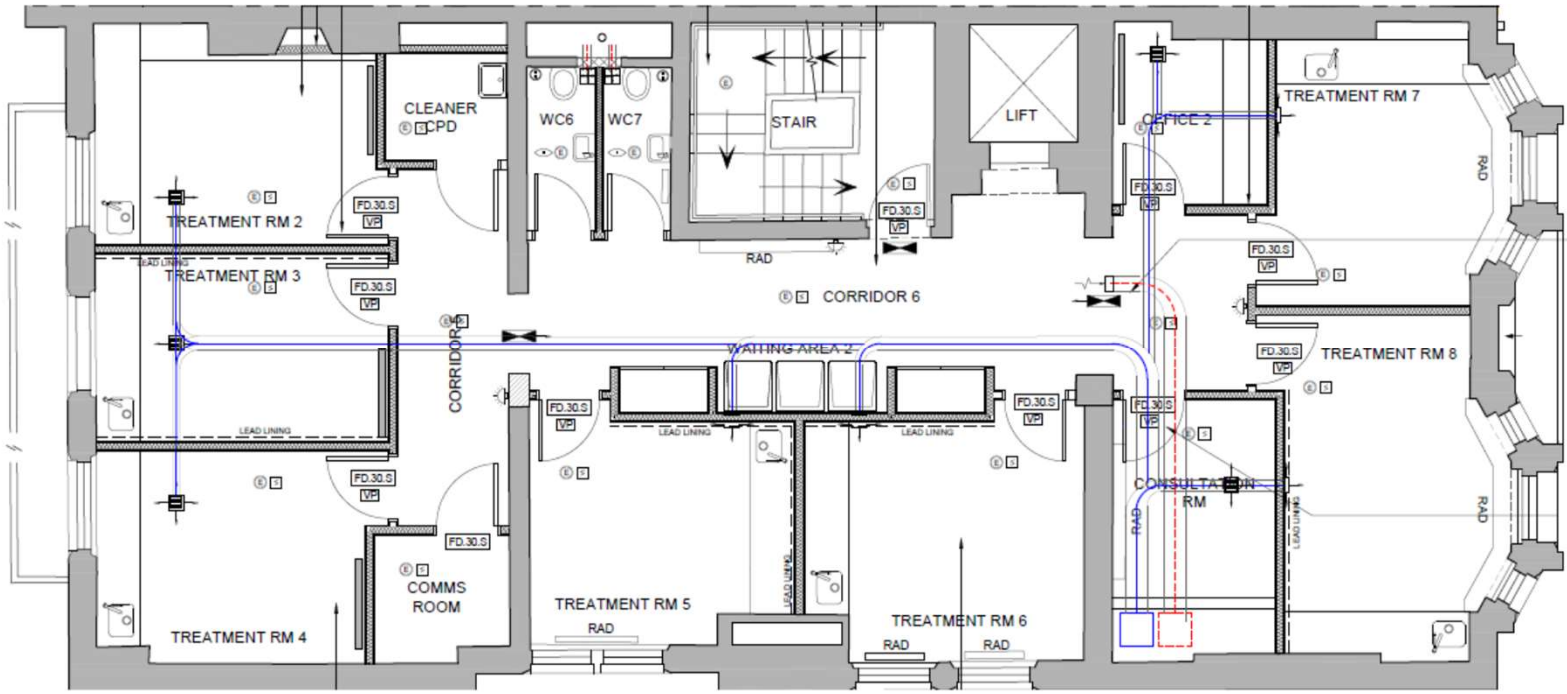




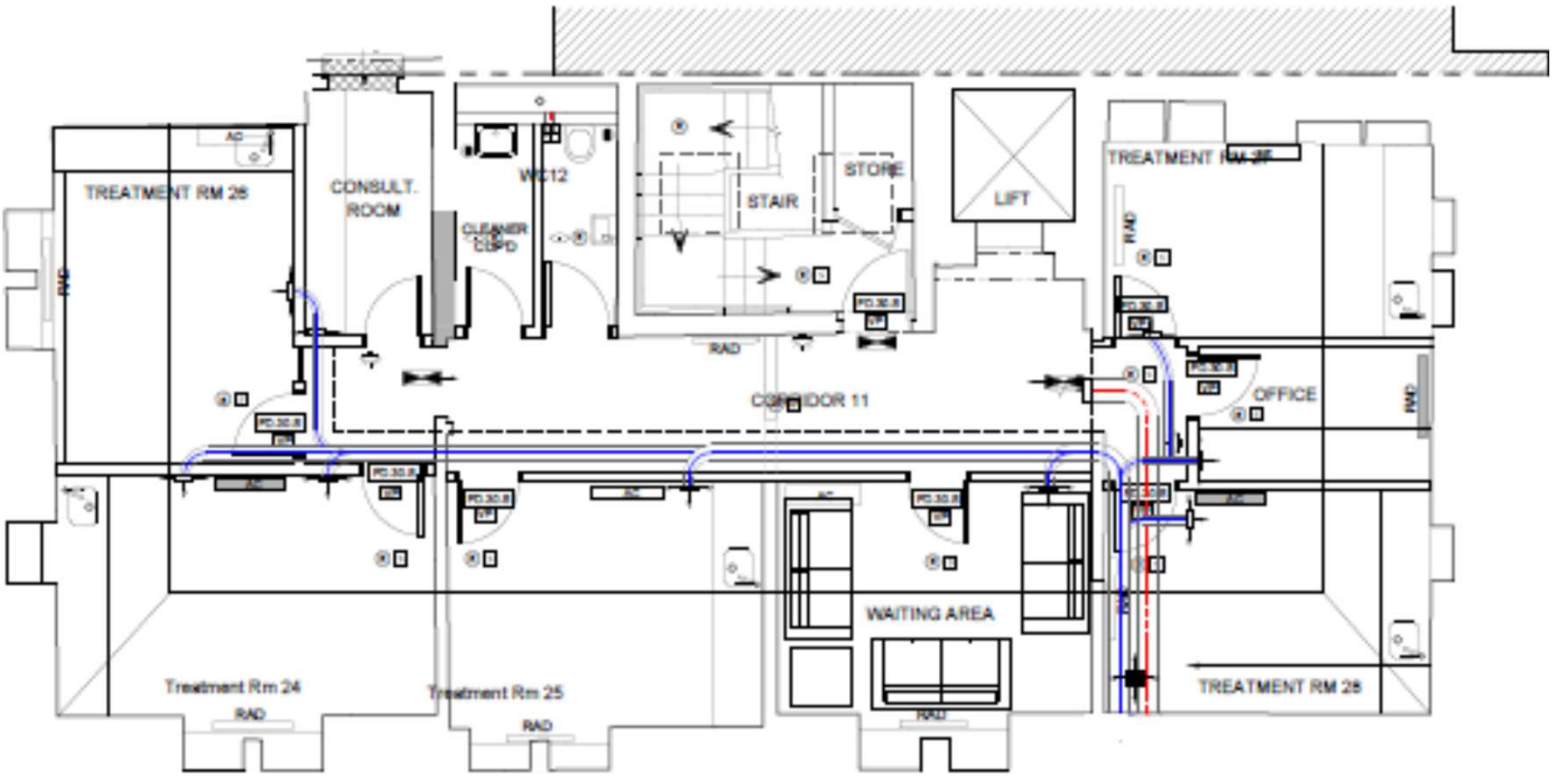
〈 WAITING ROOM
WC 〉
AMERICAN
SMILE



Happy Kids
DENTAL
Tongue Tie and Breathing Centre
Fire exit



First Floor



Fourth Floor

LOCATION

The building is location on the East side of Cadogan Gardens close to the junction with Draycott Place. The area is well served by high quality bars and restaurants on Pavillion Road and the surrounding streets. Duke of York Square and Sloane Square underground (Circle & District lines) are within a few minutes' walk.

DESCRIPTION

The entire property is currently used as a dental clinic specialising in paediatric dentistry with the ground floor having a reception and large waiting area.

The 1st floor has been fitted out to form a reception/ waiting area along with number of consultation and treatment rooms which would be well suited to anyone involved child healthcare and wellbeing whilst the 4th floor divided to form several treatment/ consultation rooms.

AMENITIES

- Medical Use
- Fully Fitted
- WC's on each floor
- Numerous Consulting Rooms
- Furniture available if required
- Air Conditioned
- 8 person passenger lift
- Large reception and waiting area
- Excellent Natural Light
- Ready for immediate occupation

FLOOR AREAS

Fourth Floor	1,100 sq ft
First Floor	1,275 sq ft
TOTAL	**2,375 sq ft**

TERMS

The property is available on new sub-leases for a term to expire on 31st July 2027. The lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

RENT

Upon Application.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

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