



15-17 GROSVENOR GARDENS, LONDON, SW1W 0BD

1,432 SQ FT (133.33 SQ M)

HIGH QUALITY SMALL SUITE TO LET

TUCKERMAN

CHARTERED SURVEYORS

DESCRIPTION

The office building is well maintained and has a large lobby area with a commissionaire. The main reception was recently refurbished to provide a light, contemporary waiting area for clients and visitors to the building. The office space is situated on the 4th floor and comprises approximately 1,432 sq ft. The suite is ideal for a small company looking to be close to Victoria Station and within a presentable building

LOCATION/TRANSPORT LINKS

The building is situated on the north east side of Grosvenor Gardens close to Beeston Place within a few minutes' walk of Victoria Station (Victoria, District & Circle lines, Gatwick Express). Grosvenor Gardens sits on the edge of Victoria, acting as a gateway through to Belgravia. There are many high-end occupiers nearby including Moët, Tom Ford and Google. The nearby Victoria Street provides all the necessary amenities for any occupiers.

AMENITIES

- Air-Conditioning
- Commissionaire
- Demised Kitchen
- Passenger Lift
- Cat II Lighting
- Raised Floors
- Excellent Natural Light
- Impressive Reception Lobby
- Excellent Transport Links
- Shared Shower Facilities
- Intercom System

ACCOMMODATION

FLOOR	SQ FT	SQ M
Fourth	1,432	133.33

* IPMS floor areas can be made available upon request

LEASE

A new lease is available immediately for a term by arrangement.

RENT

£69.50 per sq ft exclusive.

RATES

Approx £23.13 per sq ft payable.

SERVICE CHARGE

Approx £12.50 per sq ft.

EPC

C-75.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



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