



9-11 Grosvenor Gardens, London, SW1W 0BD

Refurbished Air Conditioned Offices To Let close to Victoria Station

630 - 16,115 sq ft

Typical floors of 1,300 or 900 sq ft

- Refurbished Manned Reception
- Comfort Cooled
- Raised Floors
- Grade II Listed
- LED Lighting
- Passenger Lift
- Cycle Racks

9-11 Grosvenor Gardens

London, SW1W 0BD

CROSSLAND
OTTER HUNT



Summary

Available Size	630 to 16,115 sq ft / 58.53 to 1,497.13 sq m
Rent	£54.50 - £72.50 per sq ft
Service Charge	£12.31 per sq ft
EPC	Upon enquiry

Description

The building has been refurbished throughout providing a large, manned reception and a range of different sized, modern, cooled offices providing a mix of period & contemporary finishes.

Location

The building is located close to the junction with Beeston Place just a 3 min walk from Victoria Station with all the amenities the area has to offer.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Total month	Availability
5th - (9)	827	£65	£24.59	£7,022.61	Available
5th - (11)	630	£65	£25.34	£5,389.13	Available
4th - (11)	1,946	£65	£27.34	£16,970.74	Available
3rd - (9)	1,318	£65	£26.03	£11,350.18	Available
3rd - (11)	891	£65	£24.50	£7,559.39	Available
2nd - (9)	1,664	£72.50	£24.46	£15,152.11	Available
2nd - (11)	870	£72.50	£24.46	£7,922.08	Available
1st - (9)	1,371	£72.50	£27.95	£12,882.83	Available
1st - (11)	1,065	£72.50	£27.95	£10,007.45	Available
Ground - (9)	1,336	£54.50	£25	£10,221.51	Let
Ground - (11)	1,114	£54.50	£25	£8,523.03	Let
Lower Ground - (11)	3,083	-	On Application	-	Available
Total	16,115	£65.82	£25.69	£113,001.06	



Phil Frenay

02073992742 | 07818566174

phil@coh.eu