

BELGRAVIA SW1

TWENTY
GROSVENOR
GARDENS

8,000 SQ FT OF CLASS E SPACE TO LET



CLASS & SOPHISTICATION

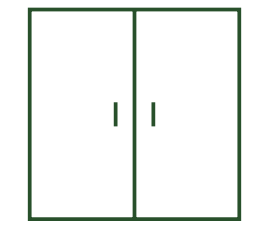
Twenty Grosvenor Gardens is an exceptional Grade II listed property nestled at the vibrant crossroads of Victoria and Belgravia. Boasting seven floors, this self-contained building presents a unique opportunity for occupiers in search of a prime location with unrivalled access to the extensive transport network of Victoria Station.



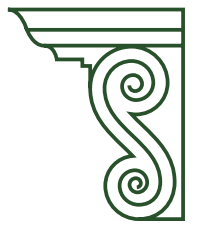


2nd Floor - Indicative image CGI

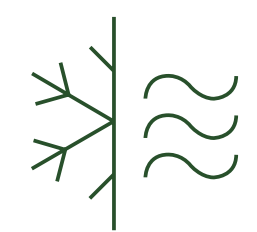
EXPERIENCE ELEGANCE



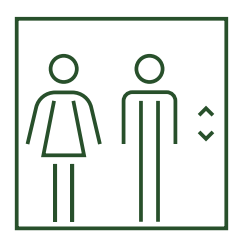
Self contained building



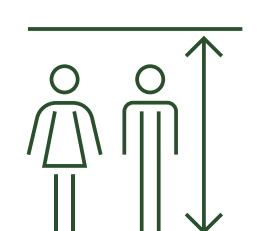
Grade II listed period property



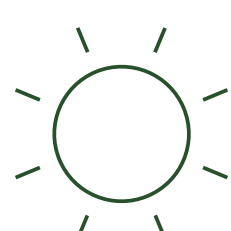
VRV air conditioning



Passenger lift



Generous floor to ceiling heights

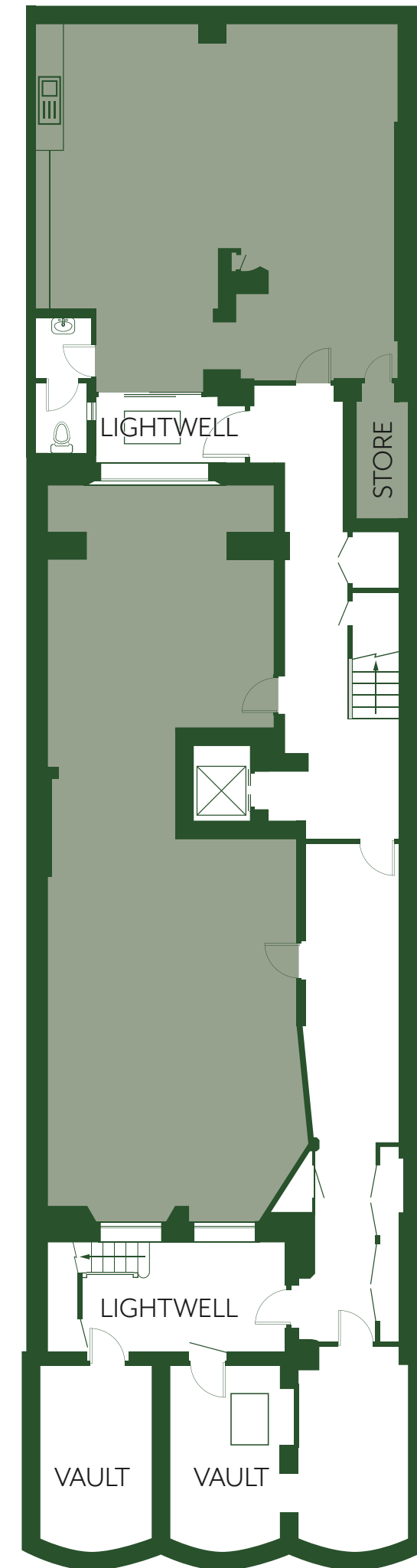


Excellent natural light

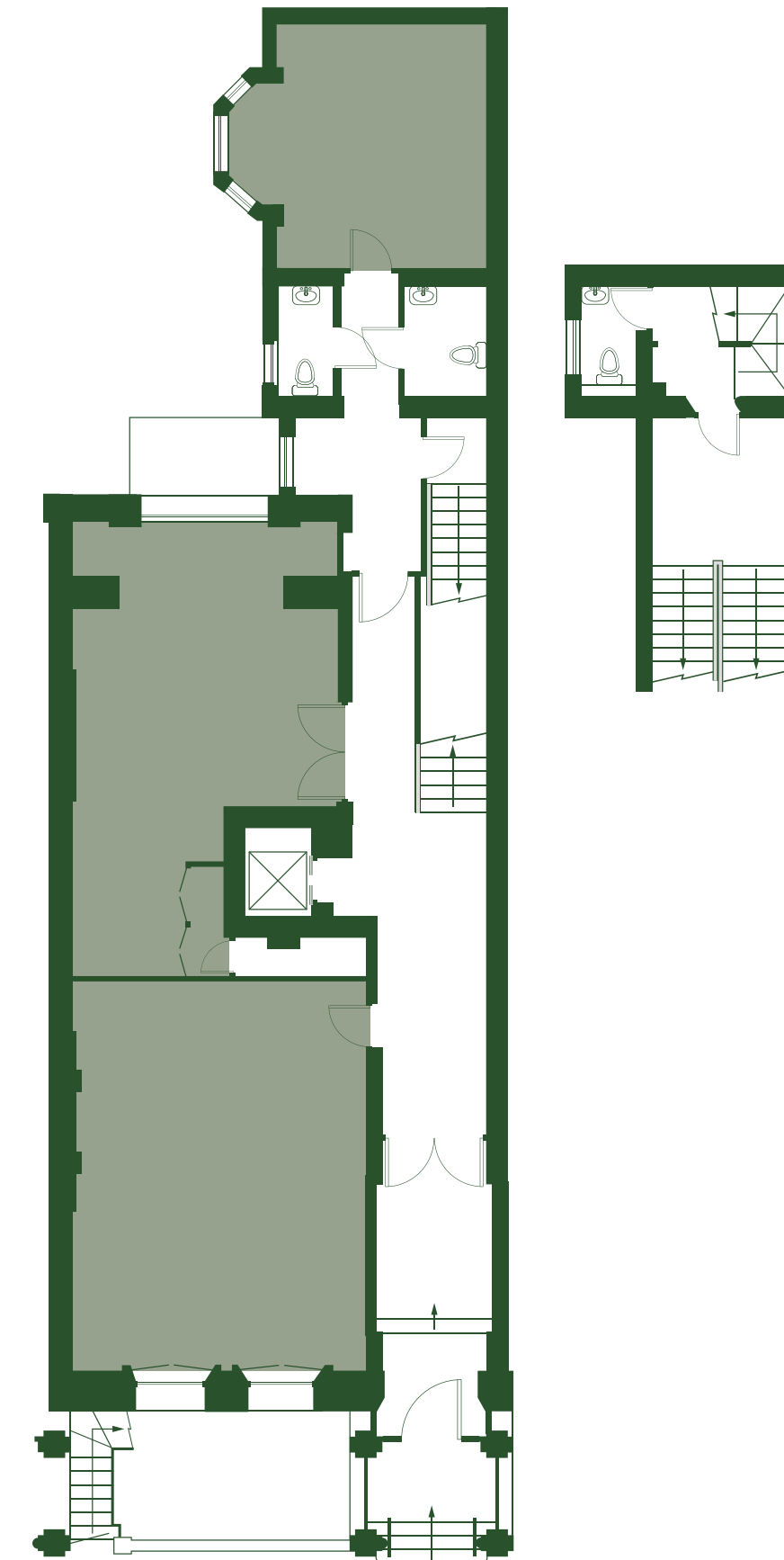
THE SPACE

FLOOR	SQ FT	SQ M
FIFTH	727	68
FOURTH	1,049	97
THIRD	818	76
SECOND	1,156	107
FIRST	1,739	162
GROUND	955	89
LOWER GROUND	1,439	134
VAULTS	100	9
TOTAL	7,983	742

LOWER GROUND
134 SQ M / 1,439 SQ FT

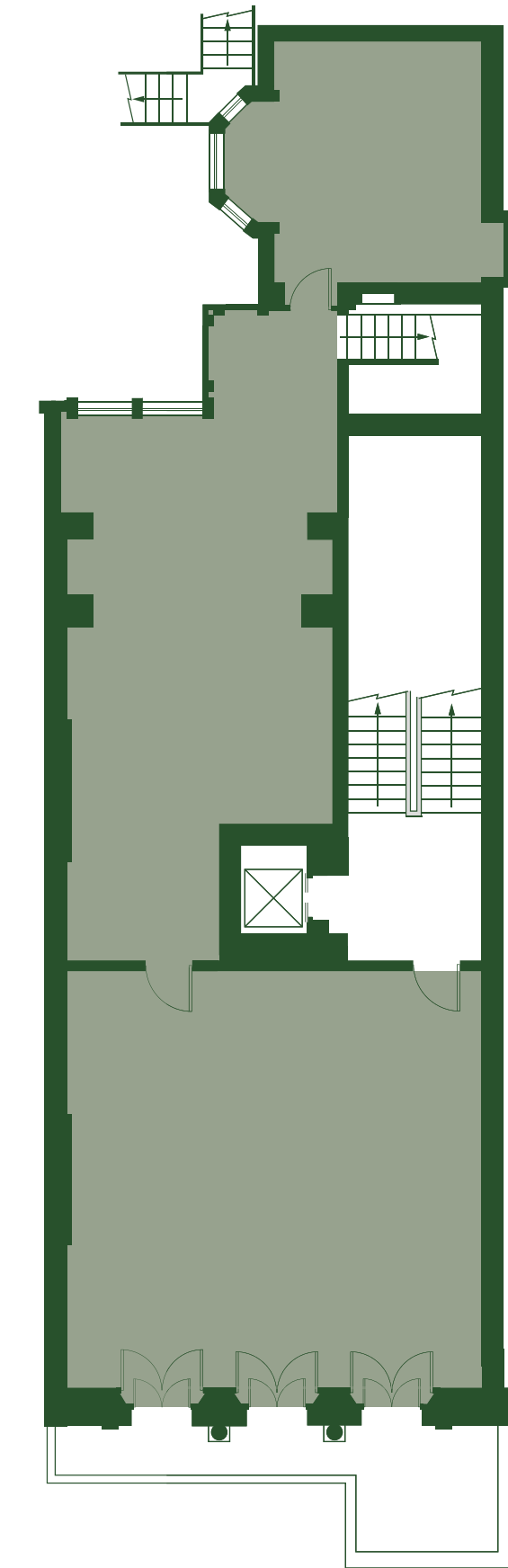


GROUND
88 SQ M / 955 SQ FT



GROSVENOR GARDENS

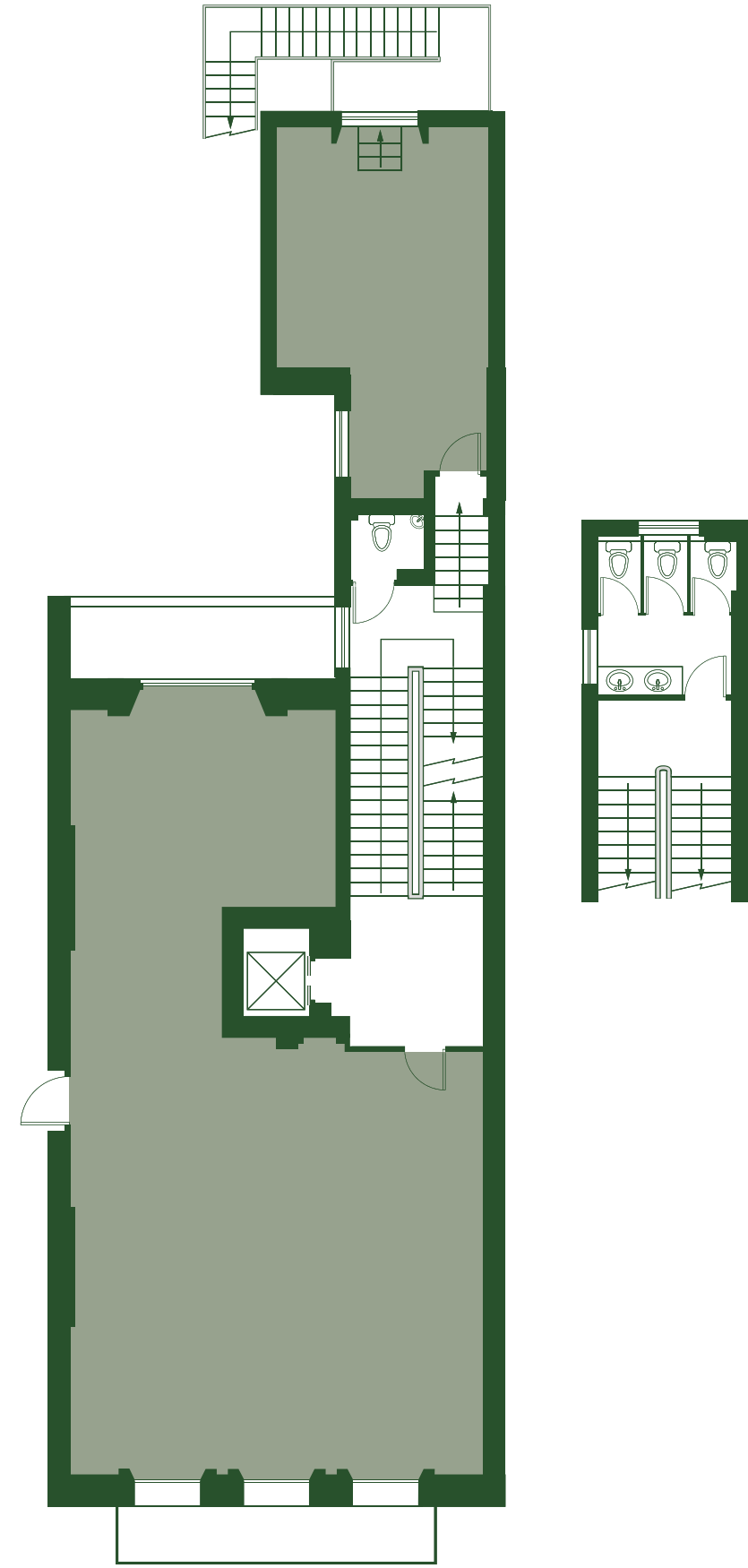
FIRST
162 SQ M / 1,739 SQ FT



GROSVENOR GARDENS

SECOND

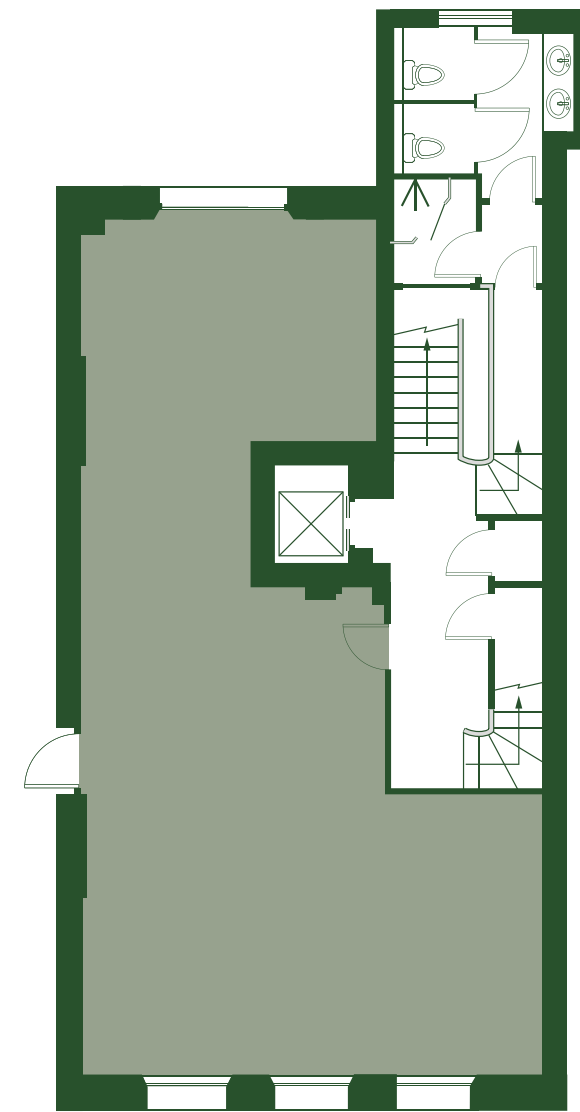
107 SQ M / 1,156 SQ FT



GROSVENOR GARDENS

THIRD

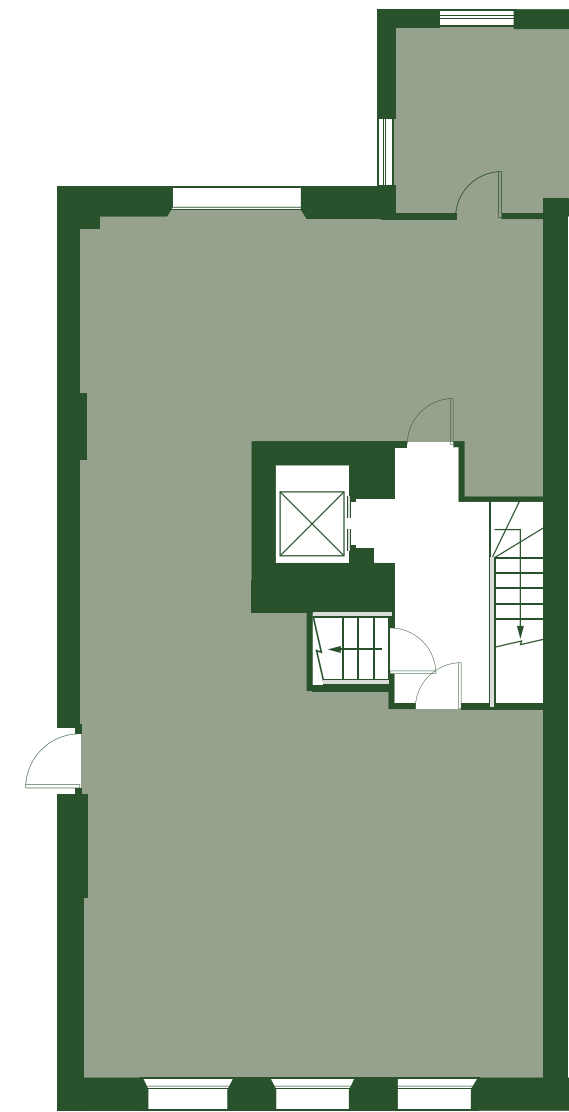
76 SQ M / 818 SQ FT



GROSVENOR GARDENS

FOURTH

97 SQ M / 1,049 SQ FT



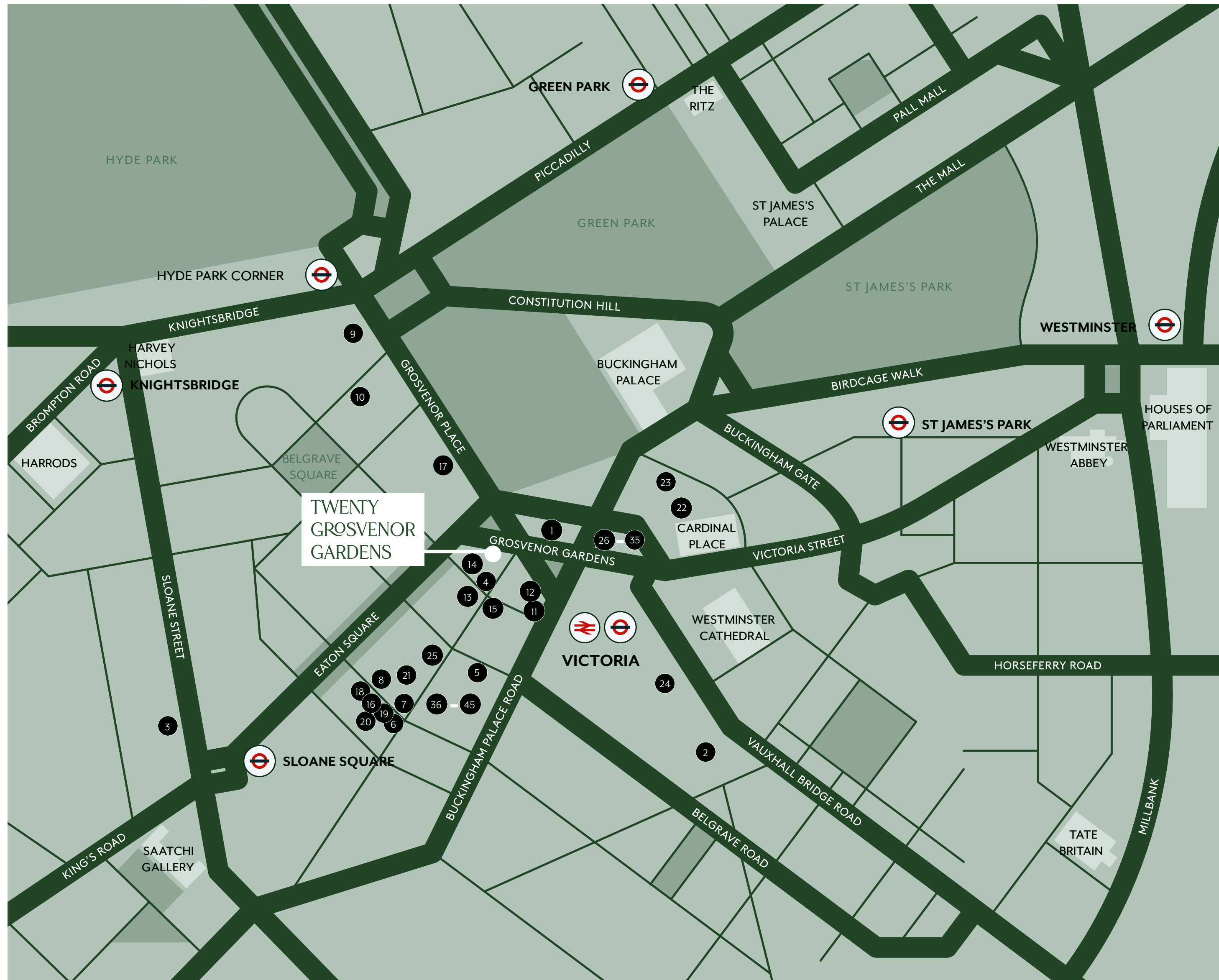
GROSVENOR GARDENS

FIFTH

68 SQ M / 727 SQ FT



GROSVENOR GARDENS



LOCAL AMENITIES

Belgravia has matured into one of London's most vibrant areas, with a huge variety of alfresco dining options, boutique retailers and well-thought-out and curated outside spaces.

Hotels & Restaurants

1. The Goring
2. A. Wong
3. Ottolenghi
4. Food Philosophy
5. Boisdale of Belgravia
6. Peggy Porschen
7. Tomtom Coffee
8. The Thomas Cubitt
9. The Peninsula
10. The Halkin
11. Harry's Bar
12. The Alchemist
13. UNI
14. Olivomare
15. Santini

Retail & Health

16. ME & EM
17. Cleveland Clinic
18. Loquet London
19. Jo Loves
20. Les Senteurs
21. Philip Treacy
22. Cardinal Place
23. H2 Gyms
24. Frame
25. Anna Makarova Yoga

Nova Victoria

26. Greenwood
27. Ole & Steen
28. Sticks 'n' Sushi
29. Bone Daddies
30. Notes Coffee
31. Ahi Poke
32. Timmy Green
33. IRebel
34. Vagabond
35. Rail House Cafe

Eccleston Yards












36. Olivo
37. Wild by Tart
38. Atis
39. Ole & Steen
40. Barry's Bootcamp
41. Hotpod Yoga
42. LondonCryo
43. SMUK
44. Re:Mind
45. Artisan Market

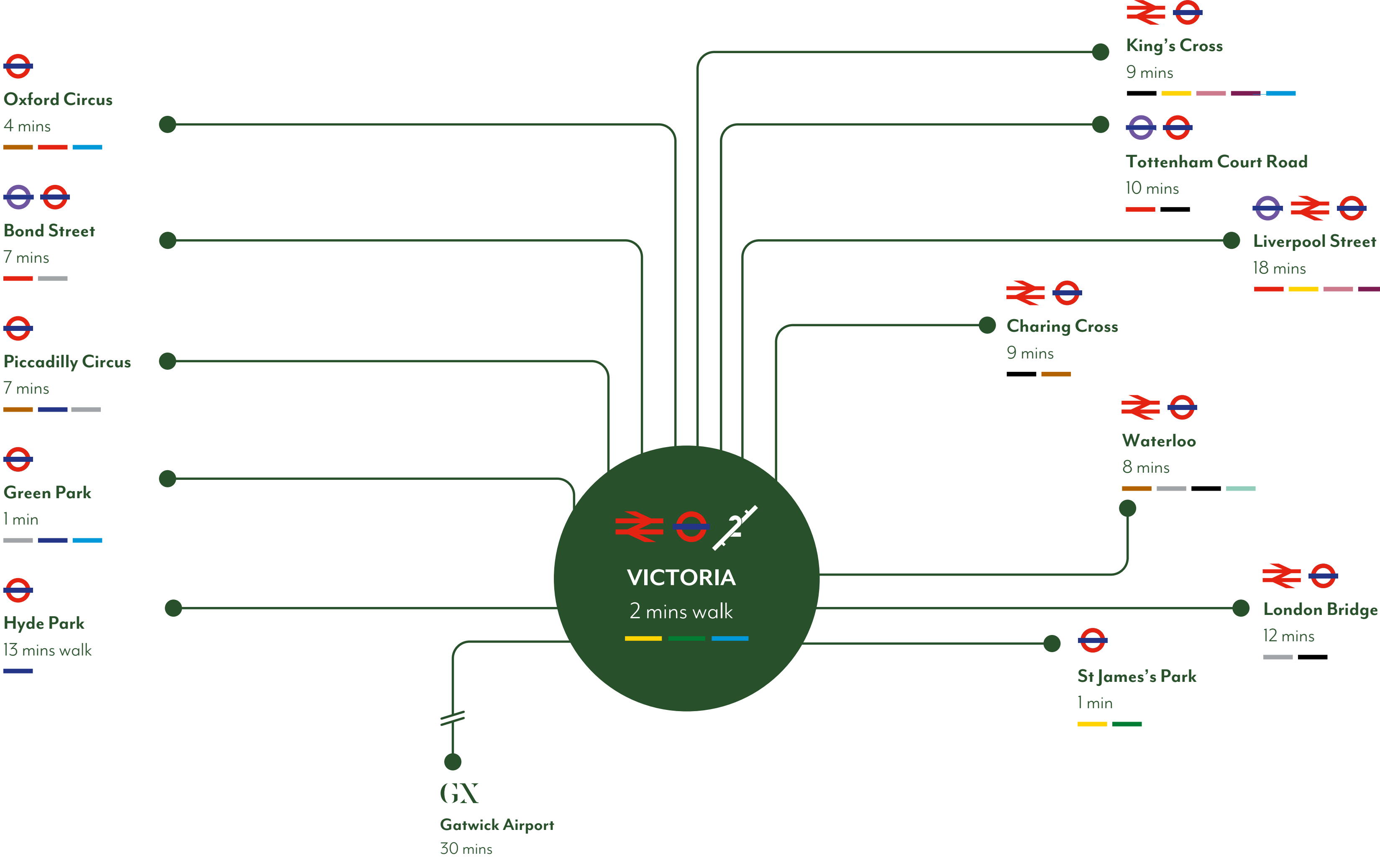


CONNECTIVITY

London Victoria mainline station (Southern & Southeastern mainline services) and Victoria, District & Circle Underground lines is a stone's throw away, along with St James's Park (Circle & District lines) and Hyde Park Corner (Piccadilly line) Underground stations.

For occupiers with international travel requirements, the Gatwick Express runs directly from Victoria mainline station. London City Airport and Heathrow Airport are also both easily accessible.

- | | |
|--|--|
|  National Rail |  The Elizabeth Line |
|  London Underground |  Crossrail 2 |
|  Bakerloo |  Metropolitan |
|  Central |  Northern |
|  Circle |  Piccadilly |
|  District |  Jubilee |
|  East London |  Waterloo & City |
|  Hammersmith & City |  DLR |
|  Jubilee |  Elizabeth |



TWENTY GROSVENOR GARDENS

TERMS

Upon application.

VIEWINGS

Strictly through the joint agents:

HARRY CORMACK

harry.cormack@levyrealestate.co.uk
07815 463 822

MEGAN CARR

megan.carr@levyrealestate.co.uk
07896899798

NICK SINCLAIR

nick@coh.eu
07970 511 730

PHIL FRENAY

phil@coh.eu
07818566174



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