



20 Grosvenor Gardens, London, SW1W 0DH

Levy and Crossland Otter Hunt can offer floors from 727 sq ft up to a self contained building of 7,983 sq.

- Grade II listed period property
- Passenger lift
- Excellent natural light
- VRV air conditioning
- Generous floor to ceiling heights

20 Grosvenor Gardens

London, SW1W 0DH



Nick Sinclair

02073992733 | 07970511730

nick@coh.eu



Phil Frenay

02073992742 | 07818566174

phil@coh.eu

Harry Cormack (LEVY)

020 7747 0144 | 078 1546 3822

Meg Carr (LEVY)

07896899798

Description

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

Location

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.

Summary

Available Size 727 to 7,983 sq ft / 67.54 to 741.64 sq m

Rent £35.00 - £70.00 per sq ft

Service Charge N/A

EPC Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Availability
5th	727	£60	£22.16	Available
4th	1,049	£68	£22.16	Available
3rd	818	£68	£22.16	Available
2nd	1,156	£68	£22.16	Available
1st	1,739	£70	£22.16	Available
Ground	955	£68	£22.16	Available
Lower Ground	1,439	£35	£22.16	Available
Unit - Vault/Storage	100	£10.50	£22.16	Available
Total	7,983	£55.94	£22.16	