

TO LET

**A NEWLY REFURBISHED SELF-CONTAINED COMMERCIAL UNIT
WITH A PRIVATE TERRACE**

Suitable for a variety of uses – Use Class E



Lower Ground

1,574 Sq. Ft. / 146.23 Sq. m

LOCATION

The premises occupies a prominent position on the corner of Grosvenor Gardens and Beeston Place, located within a 3-minute walk to Victoria Station and the superb amenity offerings of both Nova and the streets of South Belgravia. The green spaces of Grosvenor Gardens itself are directly opposite.

DESCRIPTION

The Lower Ground floor has recently undergone a comprehensive refurbishment including the installation of a new wood style floor covering, new LED lighting, pre-installed fibre, new wall mounted air-conditioning units, a high spec fitted kitchen with its own private WCs & a shower.

The space benefits from its own front door providing a complete self-contained demise, with excellent natural light and a highly desirable private decked outside patio area.



21 Grosvenor Gardens London SW1W 0BD





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AMENITIES

Comprehensive new refurbishment
Fibre ready
High spec fitted kitchen
2x Private WCs
Private shower

New Air-Conditioning
Private outside decked patio area
Self-contained entrance
Prime Victoria location
Suitable for a variety of uses

TERM

A new lease direct from the Landlord for a term to be agreed.

COSTS

£80,000 per annum

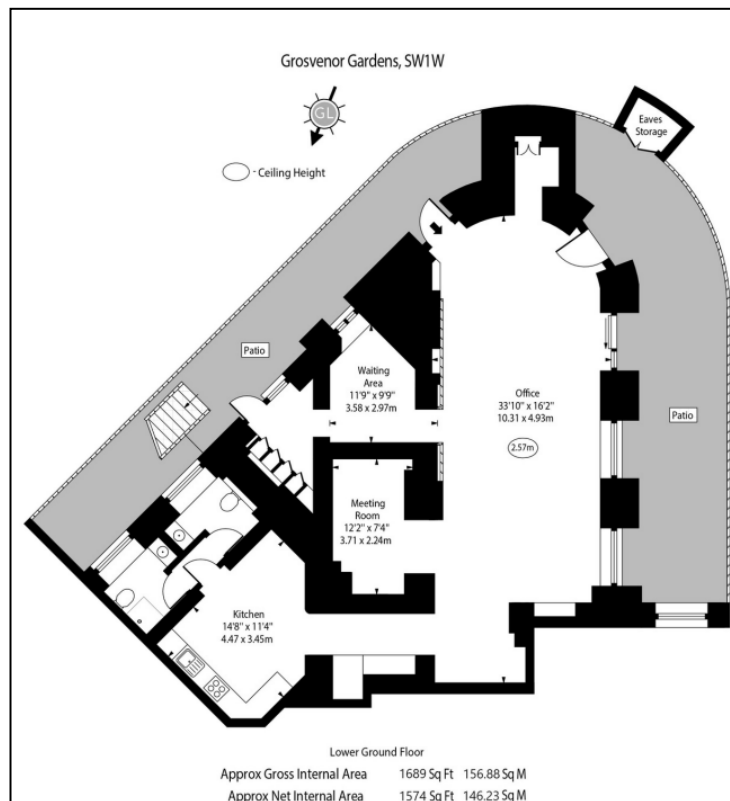
Inclusive of Rent, Business Rates, Service Charges, and Fibre Internet. Exclusive of VAT.

VAT

VAT is applicable.

POSSESSION

Available Immediately.



Viewings by arrangement through sole agents Noble Harris: -

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