







FORTY GROSVENOR  
GARDENS

BELGRAVIA'S FINEST NEW  
WORKSPACE

A detailed restoration has resulted in one of Belgravia's finest French Renaissance buildings





40 Grosvenor  
Gardens sets the  
new precedent for  
luxury workspace  
within Belgravia



The Mews building is an  
architectural masterpiece,  
pairing original detail with  
ultra-modern features.

PENINSULA HOTEL

REGENT'S PARK

EATON SQUARE

CLEVELAND CLINIC

GREEN PARK

BUCKINGHAM PALACE GARDENS

BUCKINGHAM PALACE

NOVA FOOD QUARTER

ST JAMES'S PARK

CARDINAL PLACE

WESTMINSTER CATHEDRAL

LONDON EYE

GREEN PARK



ST. JAMES'S PARK



HYDE PARK CORNER



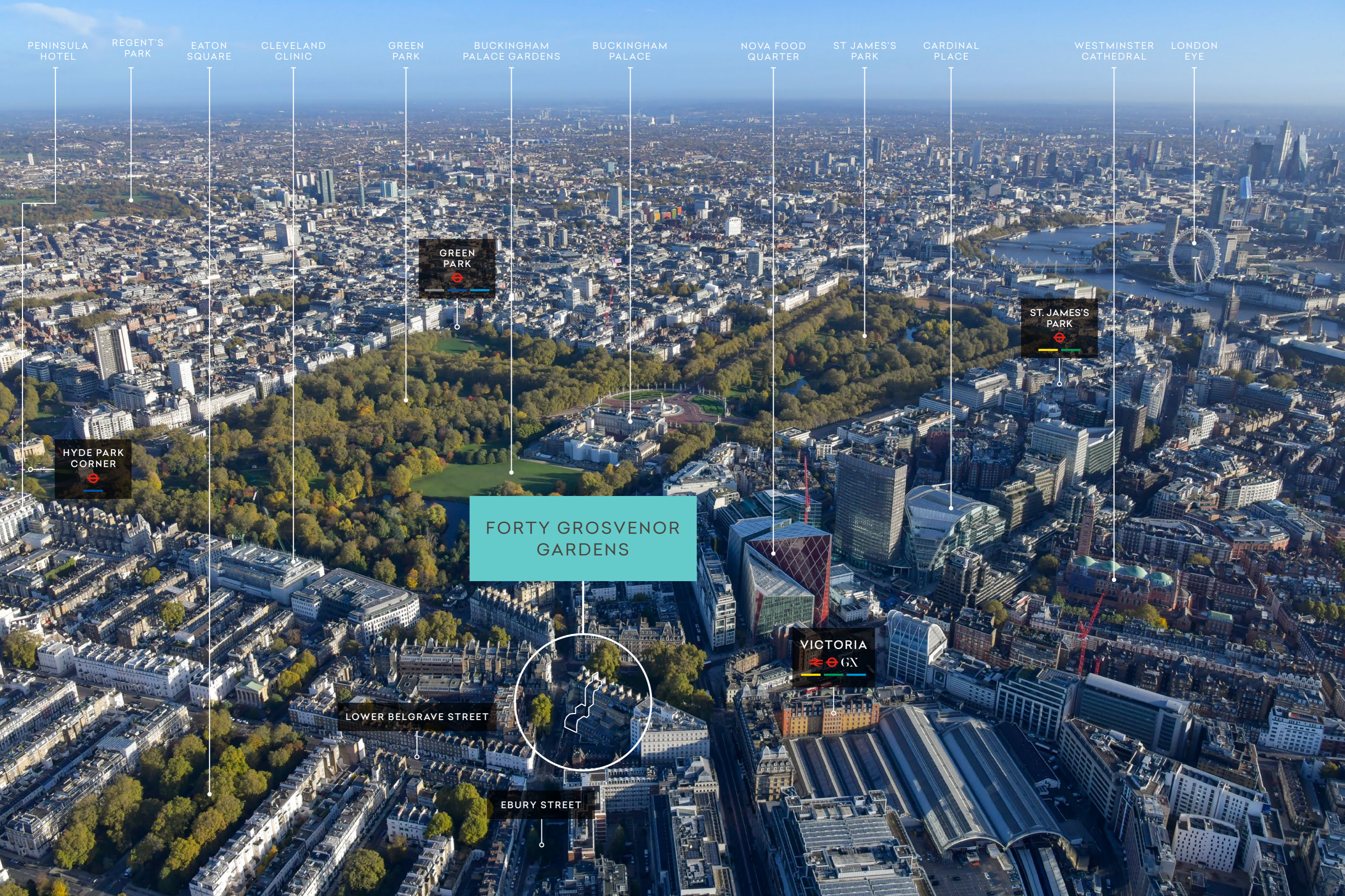
FORTY GROSVENOR GARDENS

VICTORIA GX



LOWER BELGRAVE STREET

EBURY STREET



# 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

## Nova Victoria

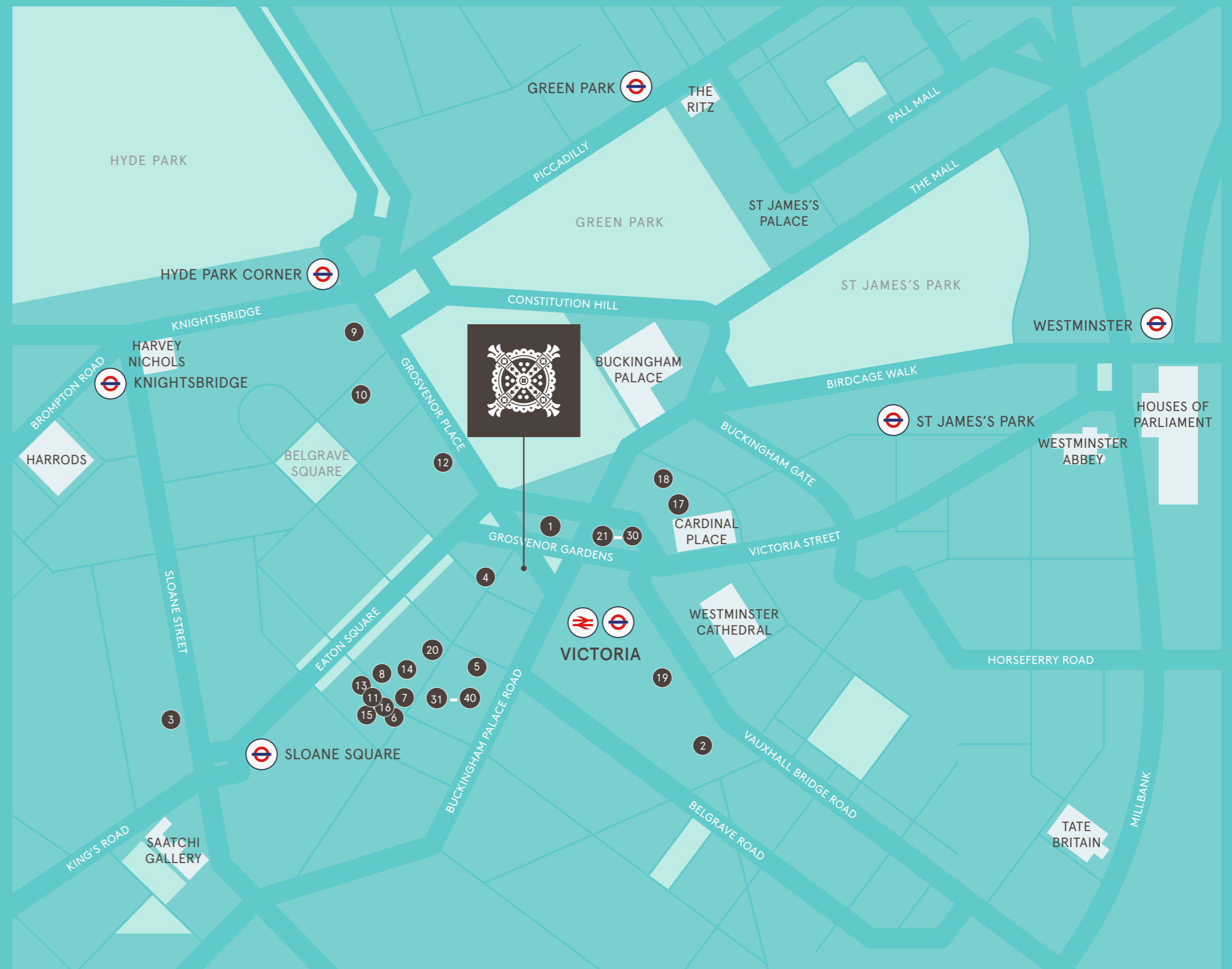
21. Greenwood
22. Ole & Steen
23. Sticks 'n' Sushi
24. Bone Daddies
25. Notes Coffee
26. Ahi Poke
27. Timmy Green
28. 1Rebel
29. Vagabond
30. Rail House Cafe

## Retail & Health

11. ME & EM
12. Cleveland Clinic
13. Loquet London
14. Jo Loves
15. Les Senteurs
16. Philip Treacy
17. Cardinal Place
18. H2 Gyms
19. Frame
20. Anna Makarova Yoga

## Eccleston Yards

31. Olivo
32. Wild by Tart
33. Atis
34. Ole & Steen
35. Barry's Bootcamp
36. Hotpod Yoga
37. LondonCryo
38. SMUK
39. Re:Mind
40. Artisan Market





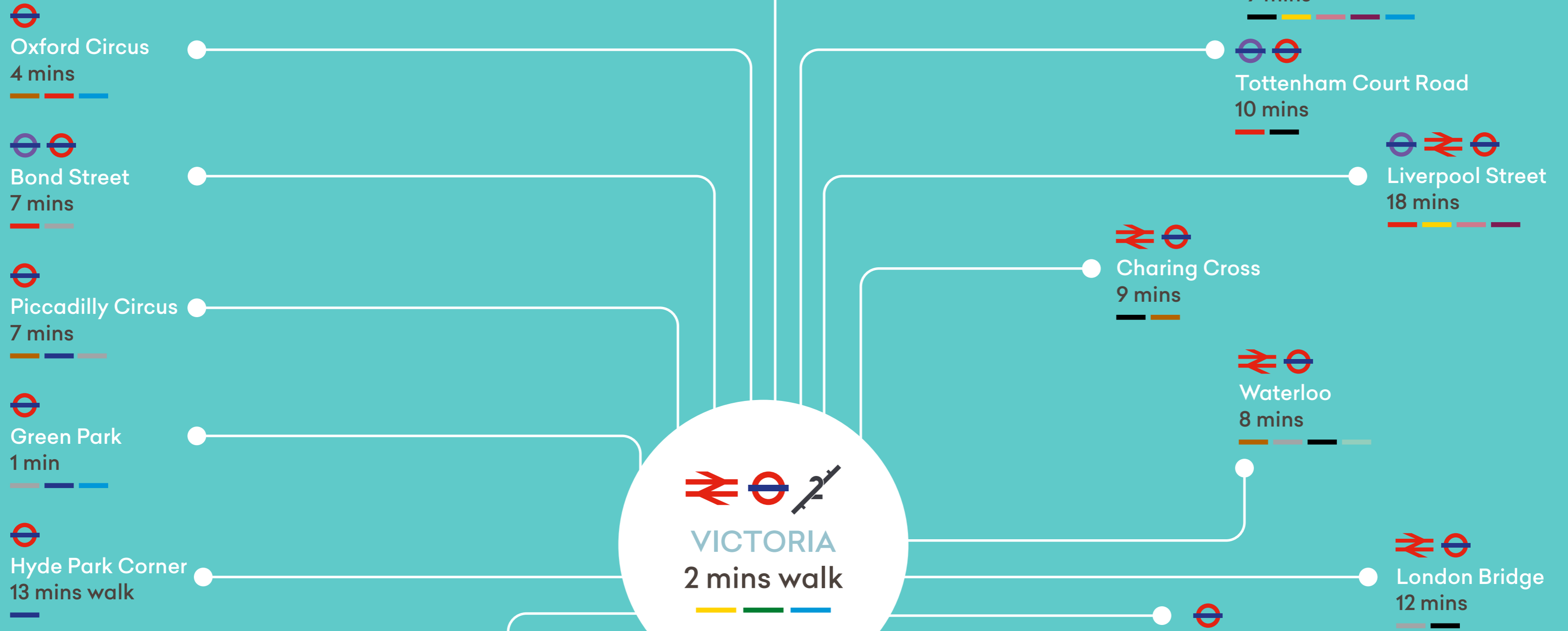




## 8 Eaton Lane, Belgravia, SW1

Grosvenor Gardens is currently undergoing a significant transformation into one of Belgravia's finest locations. The new 8 Eaton Lane super-prime residential development is a great example of this and is located directly opposite the building.

# 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.

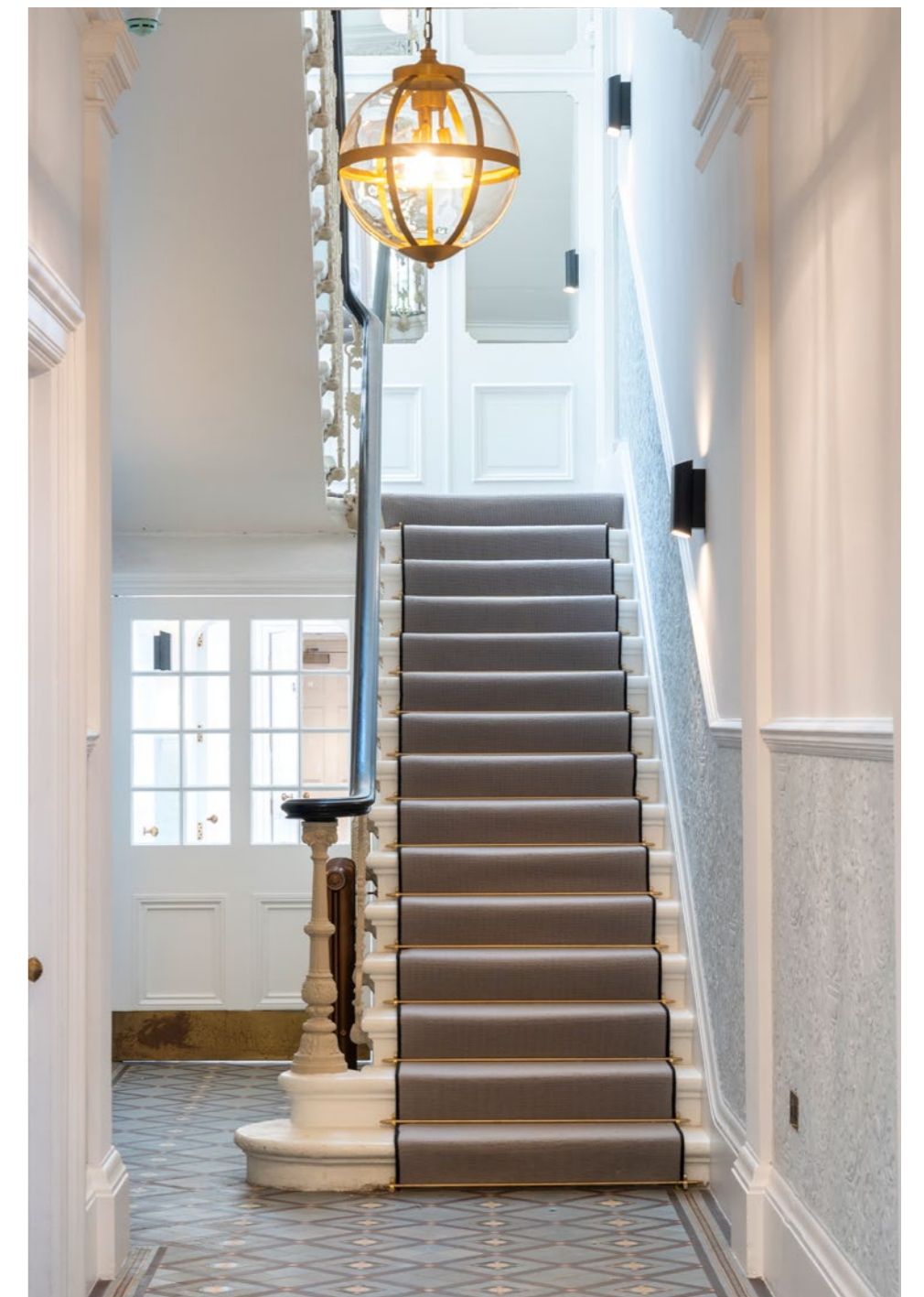
**GX**  
Gatwick Airport  
30 mins

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



## 40 Grosvenor Gardens

Step into one of Belgravia's finest buildings. The entire space has been meticulously restored and now provides a unique opportunity for a high-end HQ building in a world-renowned district of London.

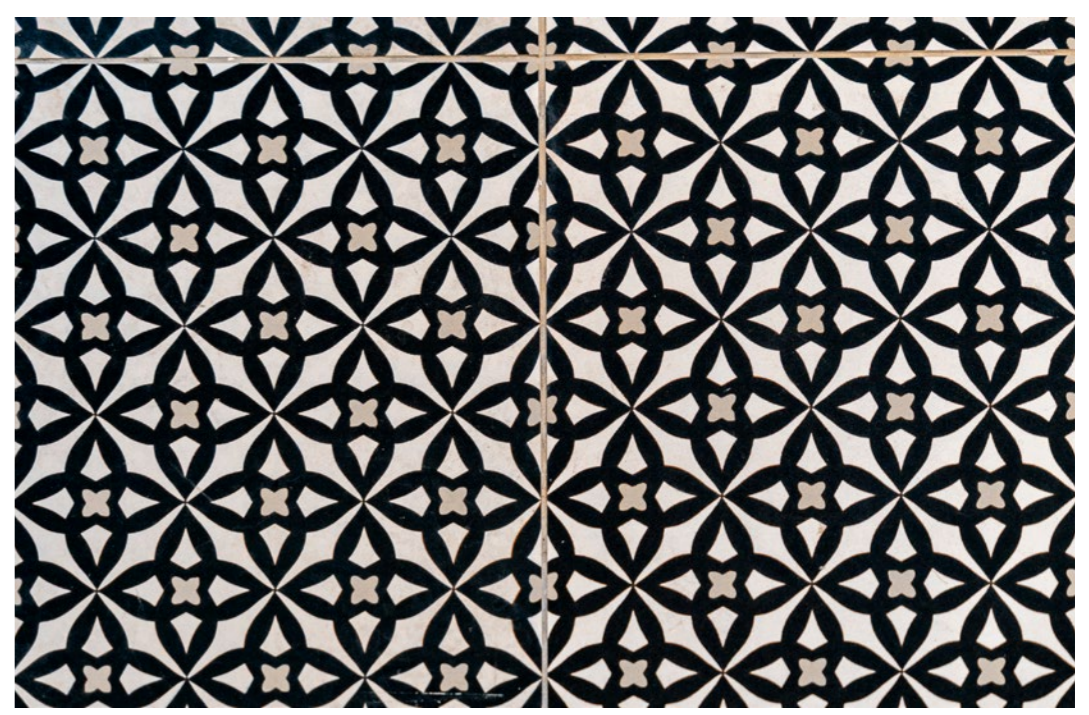
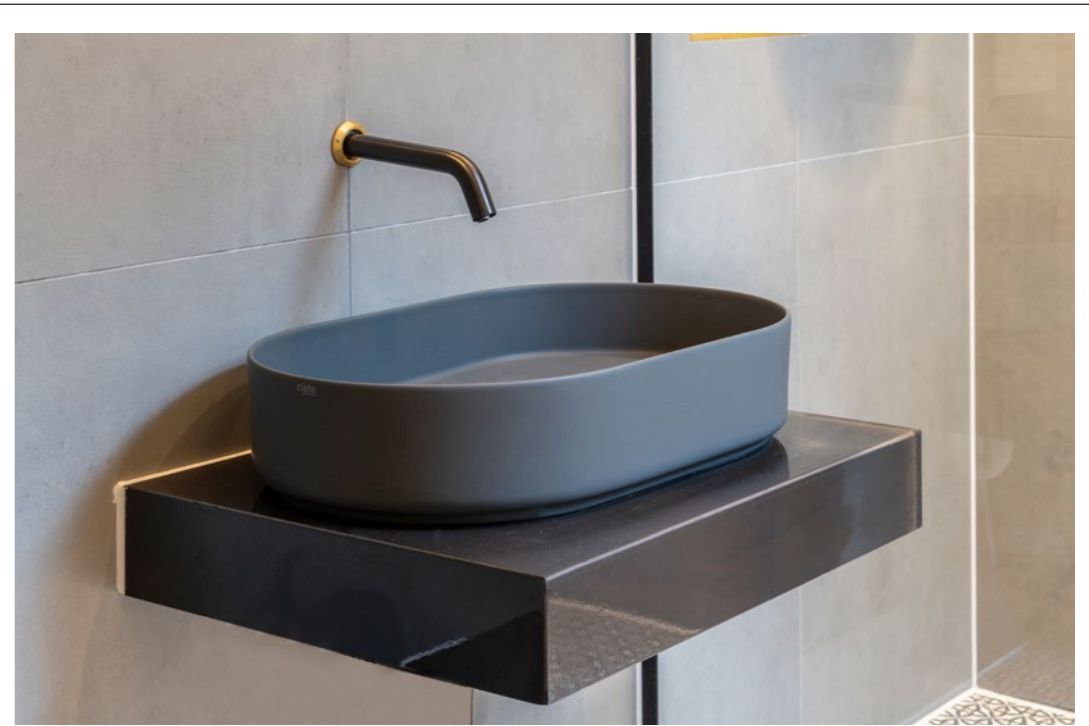


A stunning first floor principal room with generous floor to ceiling heights



A reception room, perfect for a boardroom or reception/concierge area







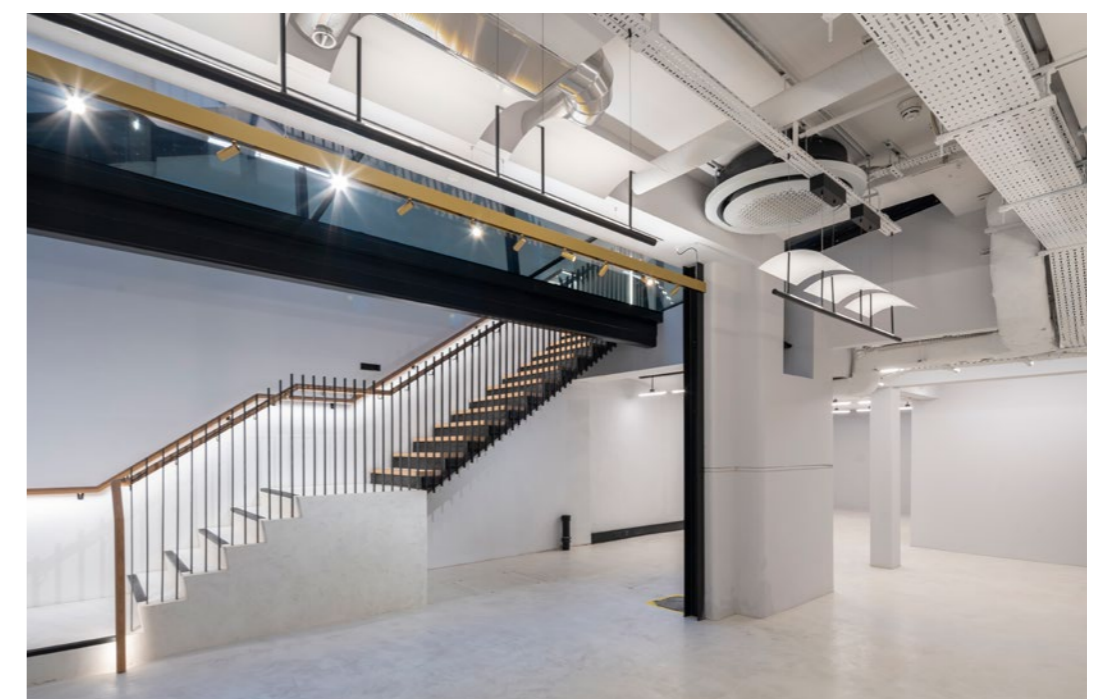




## The Mews

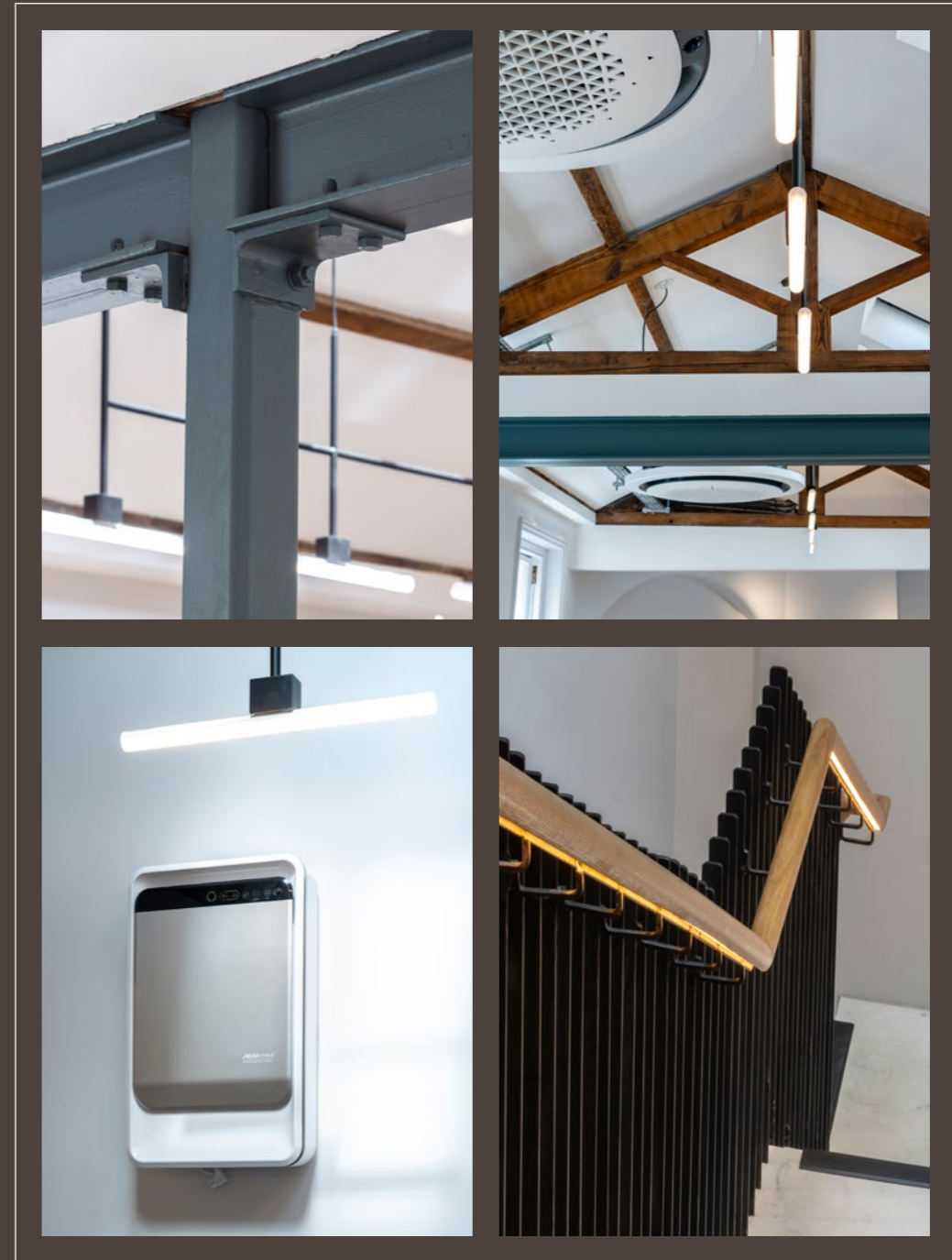


The Mews includes high-end bespoke finishes and offers a more contemporary space. It's perfect for design-led office users, galleries, showrooms and private consultation spaces.





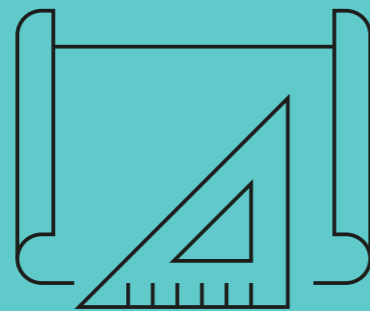
The first floor in The Mews showcases the original timber frame and is flooded with natural light from the twelve new skylights



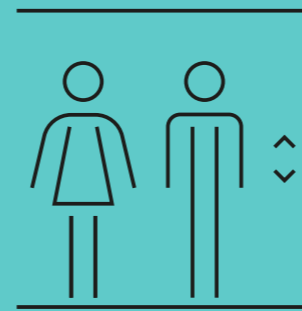
# Specification



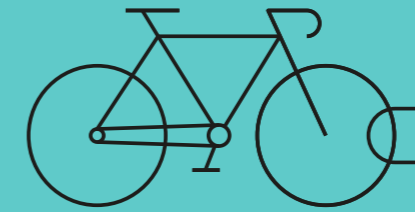
Retained period features



Grade A brand new refurbishment



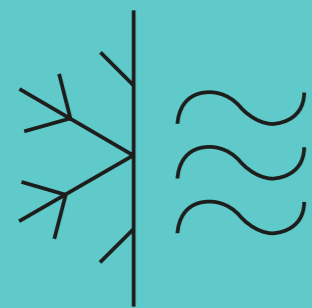
New and bespoke passenger lift



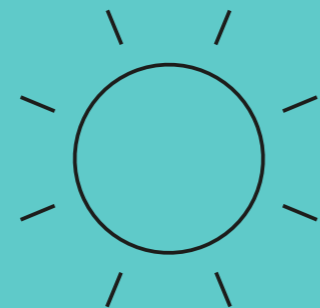
Secure cycle storage inside



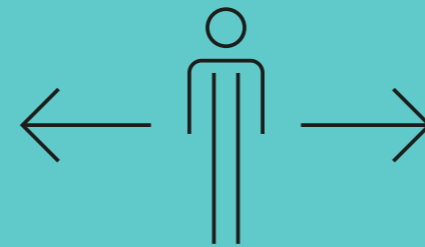
Smart system enabled building



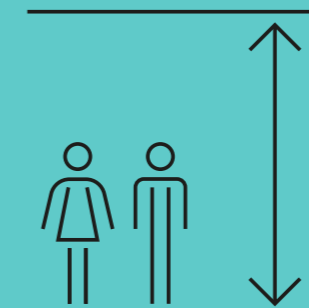
VRF fan coil air-conditioning



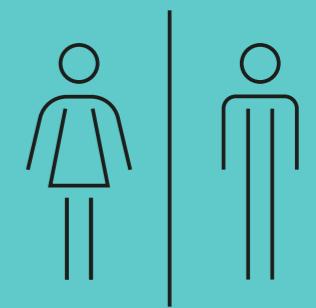
Excellent natural light



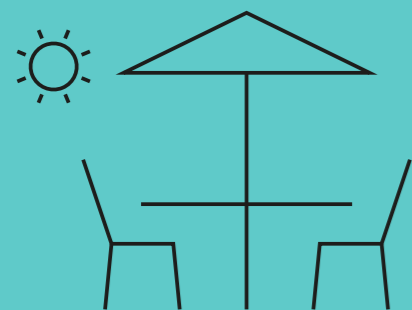
Occupational density 1:10 sq m



Superb floor to ceiling height throughout



Brand new high-quality WCs



Outdoor terrace and balcony



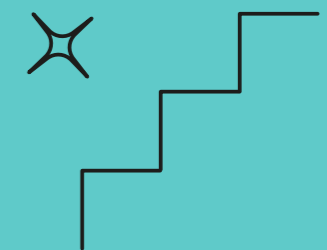
High-end shower facilities



Quick connection and super-fast fibre within the building



Brass accessories



Feature stairs and rooflight

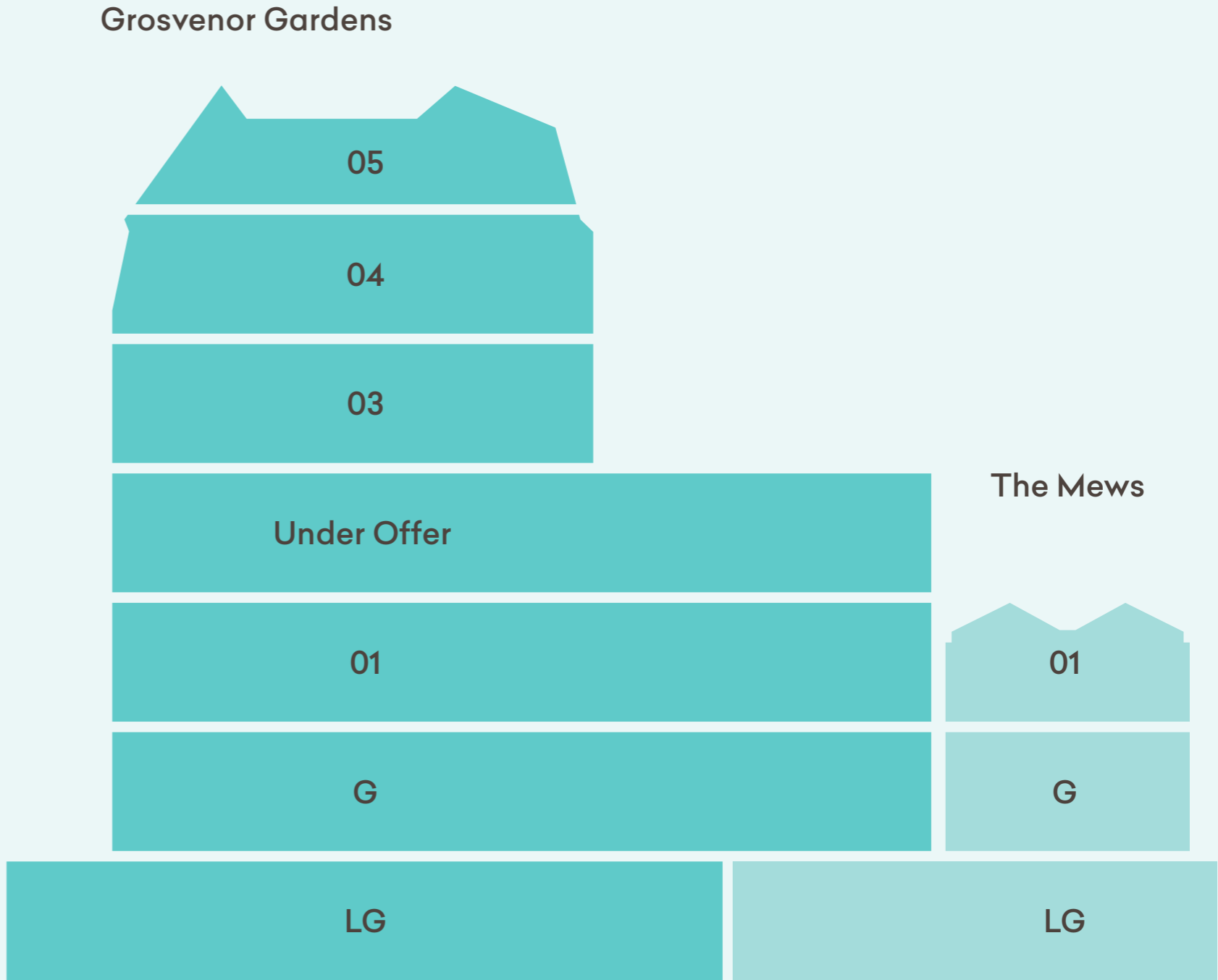


# Accommodation

An ultra-rare 8,578 sq ft self-contained Belgravia building. Each floor in 40 Grosvenor Gardens is served by the bespoke passenger lift, and both buildings are linked together on the ground and lower ground floors.

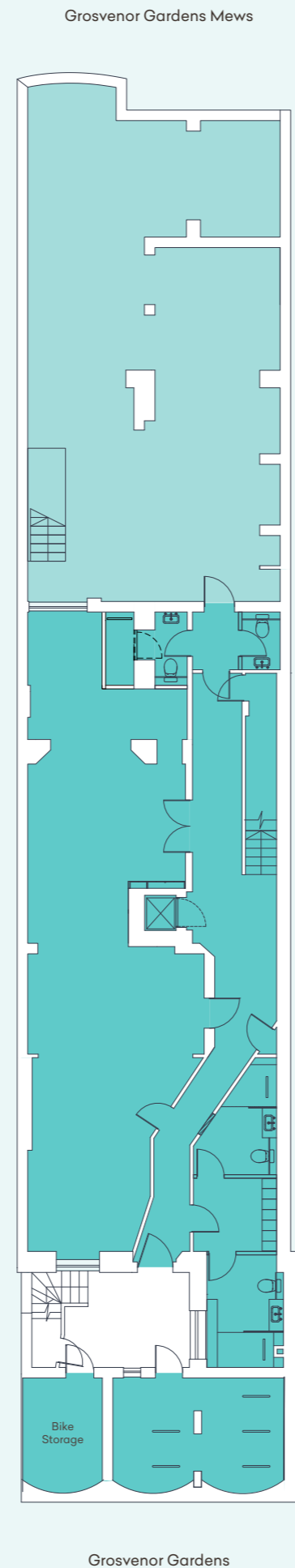
Floor	40 Grosvenor Gardens		The Mews	
	sq ft	sq m	sq ft	sq m
	NIA	NIA	NIA	NIA
05	706	65.6	-	-
04	787	73.1	-	-
03	782	72.6	-	-
02	1,024	95.1	-	-
01	1,166	108.3	771	71.6
Mezzanine	32	3.0	-	-
G	945	87.8	649	60.3
LG	754	70.0	962	89.4
<b>Total</b>	<b>6,196</b>	<b>575.6</b>	<b>2,382</b>	<b>221.3</b>
<b>Grand Total</b>			<b>8,578</b>	<b>796.9</b>

# Section Elevation



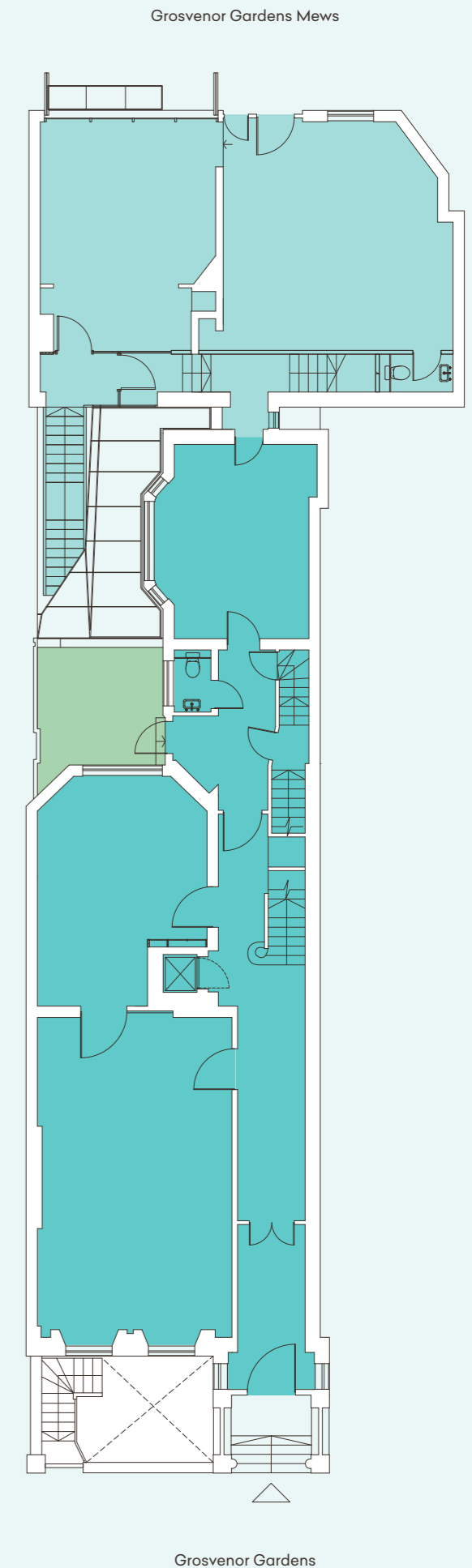
# Lower Ground Floor

- Grosvenor Gardens Office  
754 sq ft (NIA) / 70.0 sq m (NIA)
- Grosvenor Gardens Mews  
962 sq ft (NIA) / 89.4 sq m (NIA)



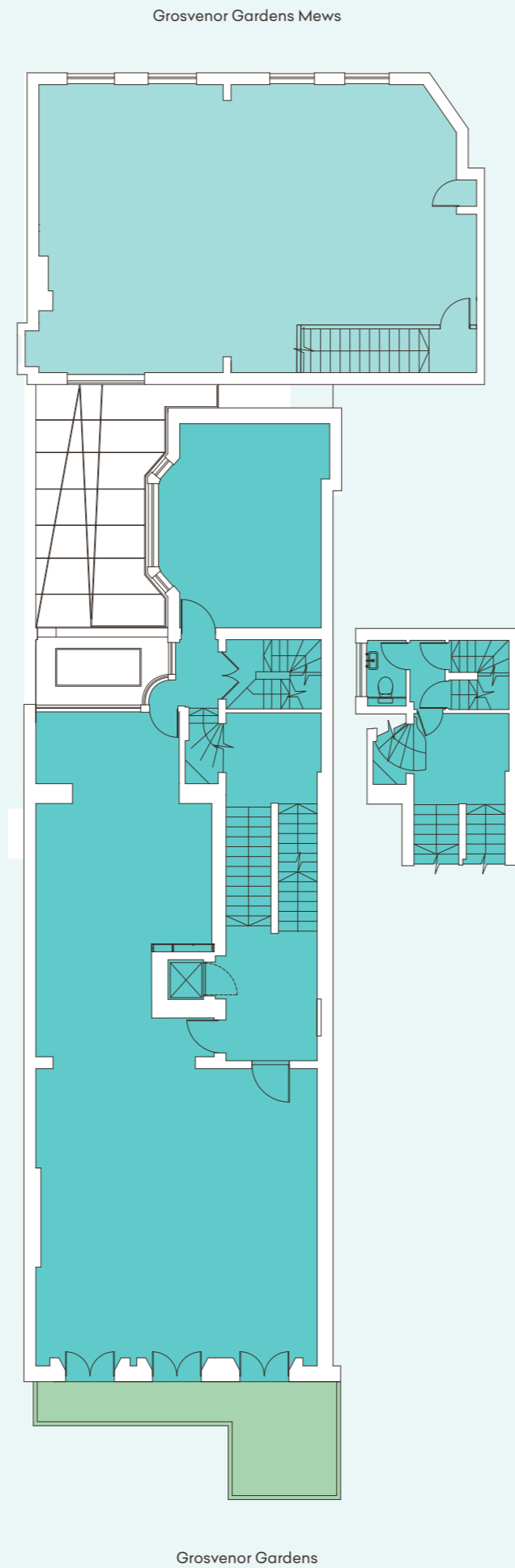
# Ground Floor

- Grosvenor Gardens Office  
945 sq ft (NIA) / 87.8 sq m (NIA)
- Grosvenor Gardens Mews  
649 sq ft (NIA) / 60.3 sq m (NIA)
- Terrace



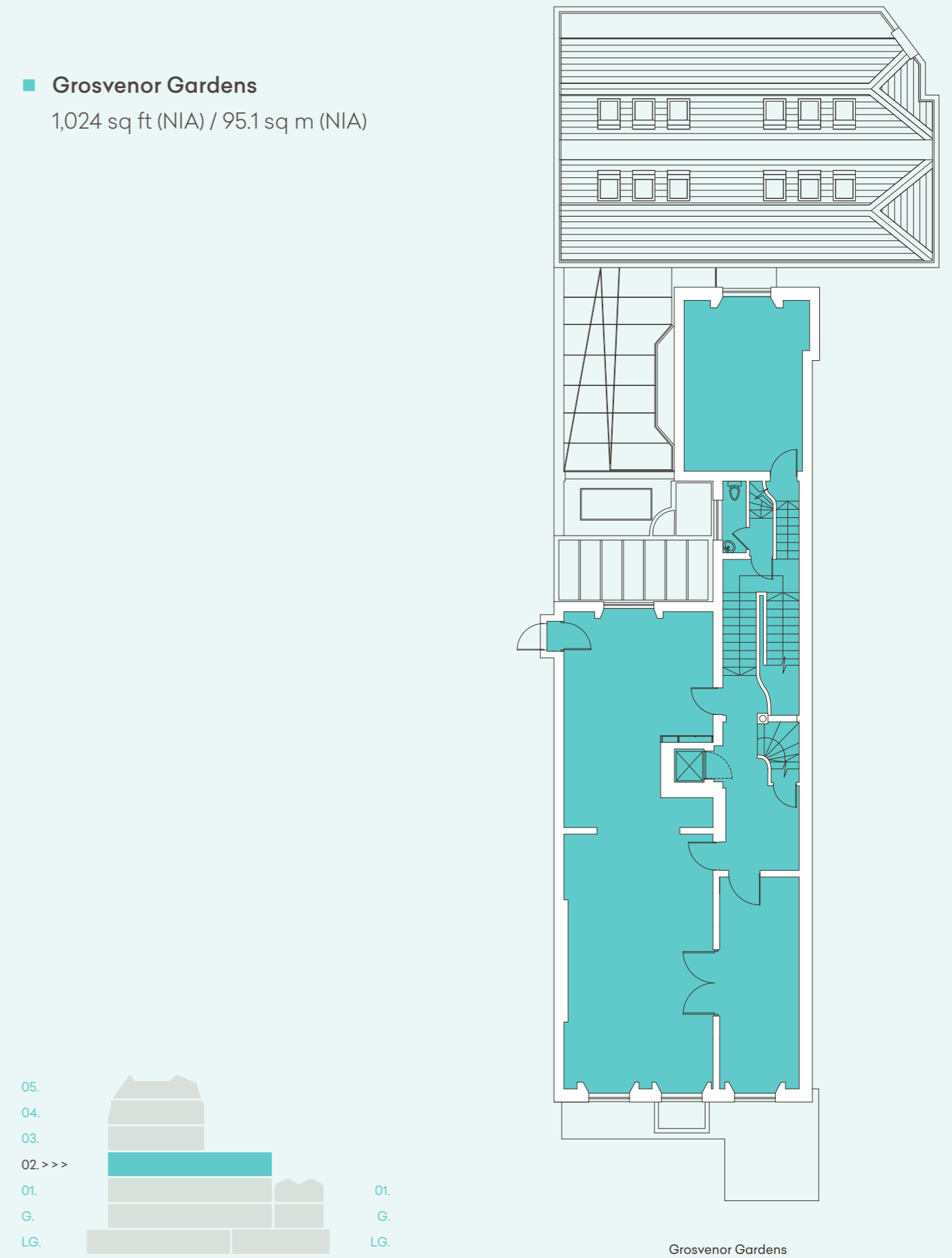
# First Floor

- Grosvenor Gardens Office  
1,166 sq ft (NIA) / 108.3 sq m (NIA)
- Grosvenor Gardens Mews  
771 sq ft (NIA) / 71.6 sq m (NIA)
- Terrace



# Second Floor

- Grosvenor Gardens  
1,024 sq ft (NIA) / 95.1 sq m (NIA)



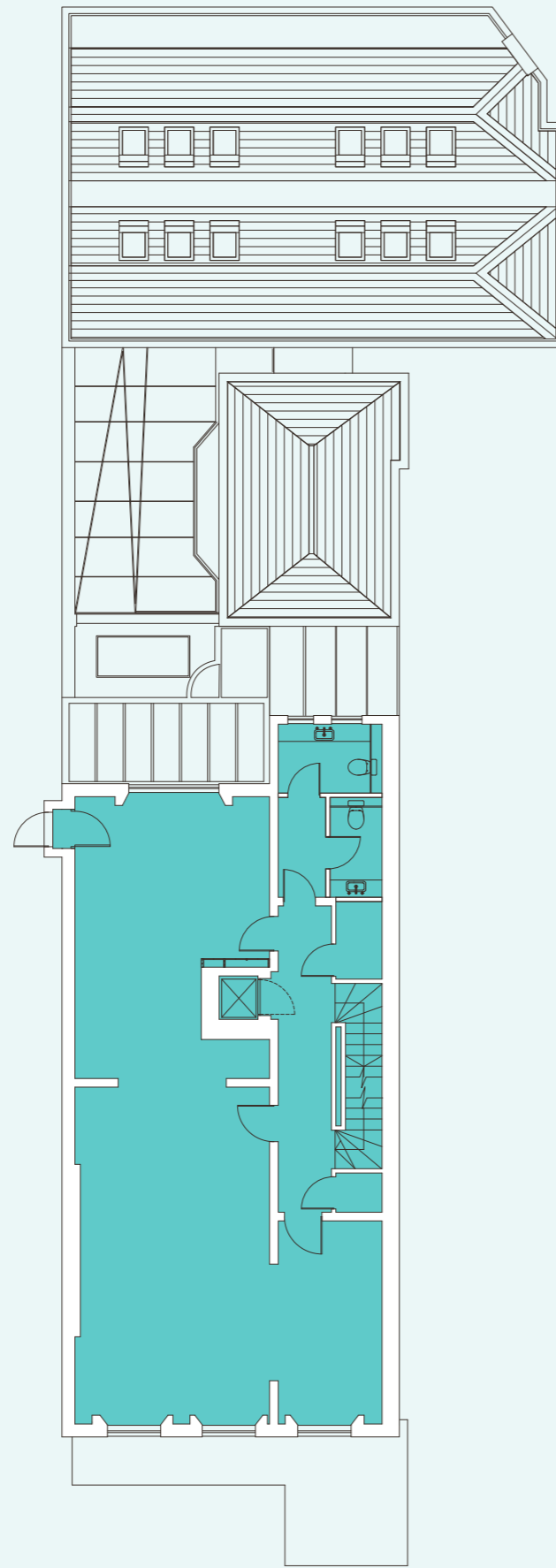


# Third Floor

■ Grosvenor Gardens

782 sq ft (NIA) / 72.6 sq m (NIA)

Grosvenor Gardens Mews



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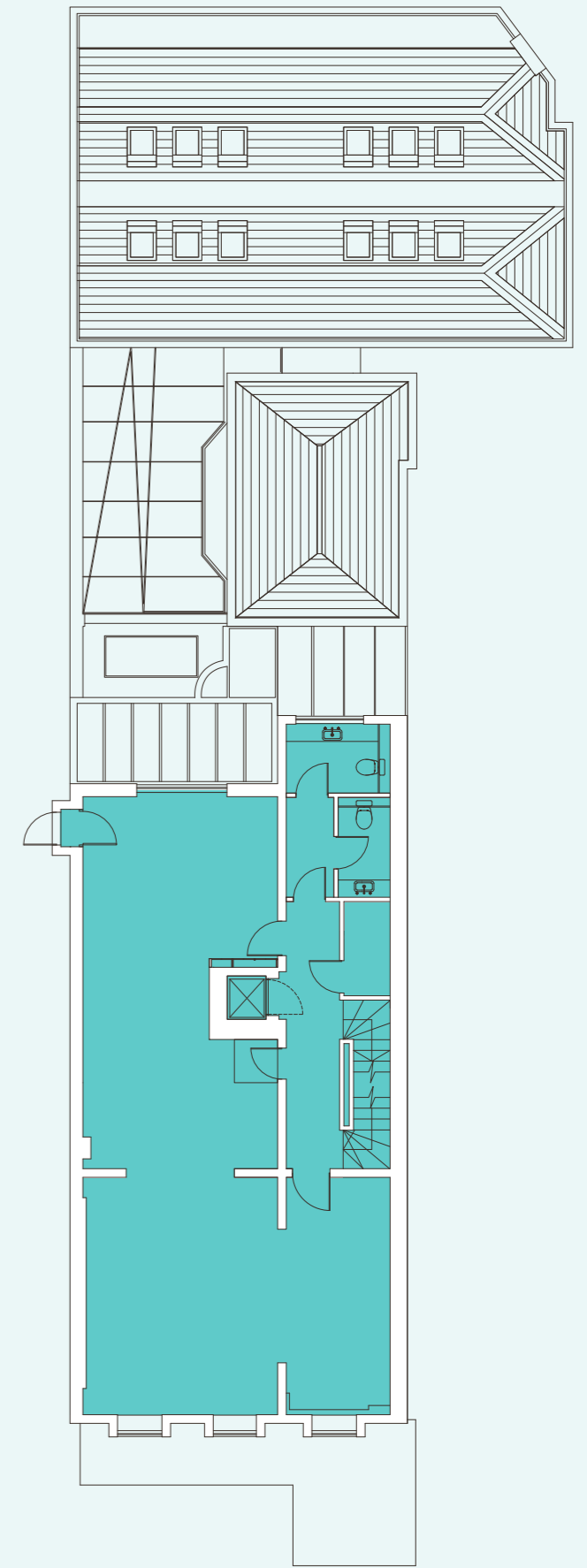
Grosvenor Gardens

# Fourth Floor

■ Grosvenor Gardens

787 sq ft (NIA) / 73.1 sq m (NIA)

Grosvenor Gardens Mews



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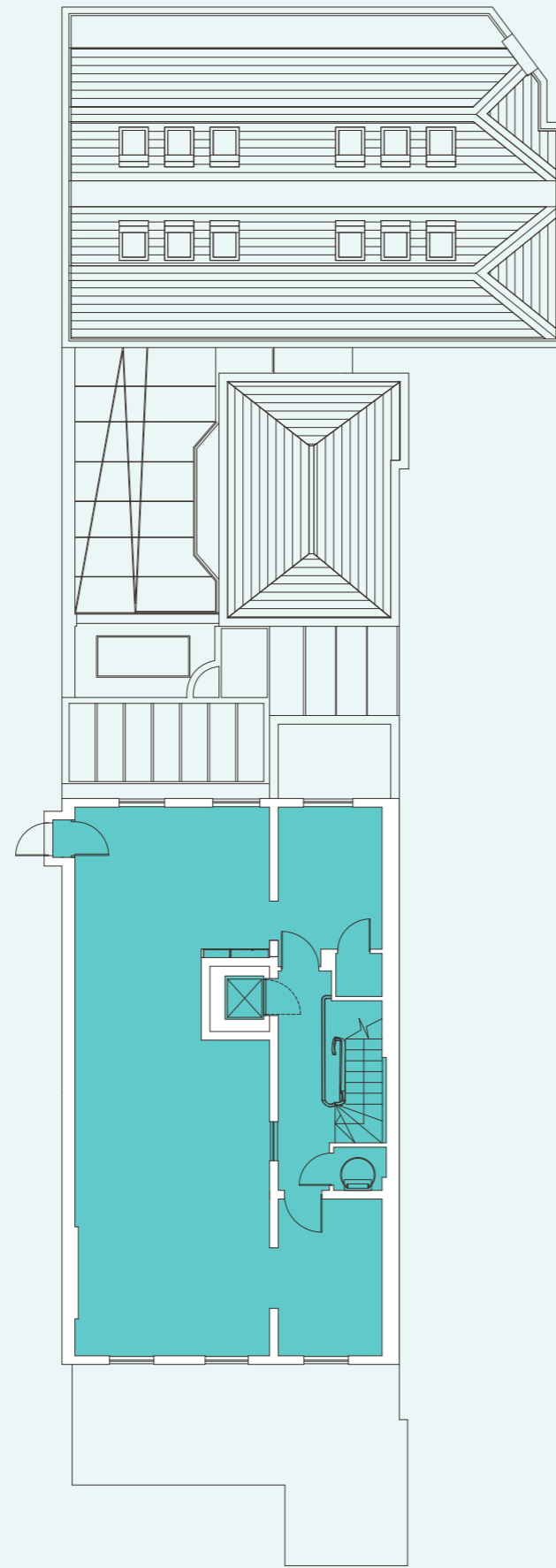
Grosvenor Gardens

# Fifth Floor

## Grosvenor Gardens

706 sq ft (NIA) / 65.6 sq m (NIA)

Grosvenor Gardens Mews



05. >>>

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- 03.
- 02.
- 01.
- G.
- LG.



- 01.
- G.
- LG.

Grosvenor Gardens





# Category 'A' Refurbishment Works

## OCCUPANCY

- Means of escape: 1 per 6 sq m
- Occupation density: 1 per 10 sq m
- Sanitary provision: Unisex, provision for occupancy of 100 people, equivalent to a density of 1 per 8 sq m

## FLOOR LOADINGS & STRUCTURE

- Superimposed dead load i.e. finishes, ceiling and services etc 0.85kN/m<sup>2</sup> as per BCO specification
- Imposed loads 2.5kN/m<sup>2</sup> +1.0kn/m<sup>2</sup> for partitions

## FLOOR HEIGHTS

Max floor to ceiling heights

- Basement: 3m
- Ground: 3.8m
- First: 4.15m
- Second: 3.4m
- Third: 3.35m
- Fourth: 2.85m
- Fifth: 2.45m

## INTERNAL OFFICE FINISHES

- Walls: Plaster, painted, with feature mouldings to principal floors
- Floors: Timber to ground and first floors, carpet elsewhere
- Mews Floors: Micro-cement basement and ground. Timber at first
- Ceilings: Plaster, painted, with feature mouldings/cornices and feature light fittings to principal floors
- Windows, Shutters & Doors: Timber
- Skirting: Timber, painted

## INTERNAL FINISHES TO ENTRANCE LOBBY & RECEPTION

- Walls: Plaster, painted, with feature mouldings
- Floors: Original tiling
- Ceilings: Plaster, painted, with feature mouldings/cornices. Bespoke chandeliers
- Windows & Doors: Timber
- Skirting: Timber

## INTERNAL WC/SHOWER FINISHES

- Walls: Feature panelling and plaster, painted
- Floors: High-quality porcelain tiles
- Ceilings: Plaster, painted
- Cubicles: Full height, tiled
- Skirting: Timber, painted
- Fittings: Sensor taps, Dyson hand dryers with Hepa filters

## EXTERNAL TERRACE

- Floors: Technical stone pavements with walk-on rooflights

## MECHANICAL INSTALLATIONS

### VENTILATION

- Basement and fifth floor are mechanically ventilated with 12l/s/person
- Ground to fourth floor are naturally ventilated via openable windows

### COOLING

- VRF fan coil units

### HEATING

- VRF fan coil units

### DESIGN PARAMETERS

#### Winter Temperature

- Outside: -4 °C
- Internal Offices: 20 °C
- Toilets: 20 °C
- Reception: n/a

#### SUMMER TEMPERATURE

- Outside: 30 °C
- Internal Offices: 24 °C
- Toilets: Not cooled
- Reception: n/a

### COOLING LOADS

- Lighting: 10W/m<sup>2</sup>
- Small Power: 20W/m<sup>2</sup>

## ELECTRICAL INSTALLATION

- Tenant Load electrical allowance: 20W/m<sup>2</sup>
- Each floor provided with a dedicated consumer unit

## LIGHTING LEVELS

- Offices: 350 - 500lux
- Main Staircase: 100lux
- Toilets: 200lux
- Reception: n/a
- Lighting Controls: Manual switches

## LIFT

- New and bespoke passenger lift serving all floor levels
- Bespoke interior

## DATA INSTALLATION

- The data infrastructure for the building will comprise of a single high-speed fibre connection, terminated within the dedicated data rack located in the basement, and distributed via copper cables to all data points on each level
- Fibre splitter shall be provided to each tenant for future use
- Distribution/Outlet Provision: Wall mounted data points and floor boxes (as drawings)
- WAPs: To be provided by tenant

## PROTECTIVE INSTALLATIONS

### FIRE

- Fire alarm detection: Category L1 to BS 5839

### SECURITY

- Door entry system will comprise of video entry systems at main entrances (externally) and connected to caller receiver stations located at each level for tenants
- 'QR' reader allowed at the main entrance for the building granting access to visitors
- Security System
  - Intruder alarm based on door and window contacts, and PIR movement detectors
  - CCTV to main entrances (externally) and main entrance hall
  - App-based Smartspaces system controlling security, access and HVAC

## HEALTH & WELLNESS FEATURES

- Hepa filtration units to principal floors
- Openable windows to all floors
- Sensor taps to basins

# Further Information

[www.40grosvenorgardens.co.uk](http://www.40grosvenorgardens.co.uk)

## Viewings

Strictly by appointment only.

## Contacts

Please contact Levy Real Estate or Tuckerman.



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