

15-17 GROSVENOR GARDENS LONDON SW1



# Superb modern offices with views over Grosvenor Gardens and The Goring Hotel

The large newly refurbished manned reception provides a light and welcoming arrival experience for your guests, and leads to two separate lifts. The office floors benefit from excellent natural light and offer the opportunity to create a vibrant and engaging working environment for your business.



# **Specification**



Air-conditioning



Commissionaire



Demised kitchen in some suites



LED lighting



Raised floors



Shower facilities



Excellent transport links

### 15-17 GROSVENOR GARDENS

# The Space

15-17	Grosvenor	Gardens
		First Floo

Total		7,863
First	Available	1,829
Third	Under offer	1,852
Fourth	Available	1,351
Fifth	Available	898
No. 17		
First	Available	1,068
Third	Available	865
No. 15		
Demise/Floor	Availability	Sq Ft

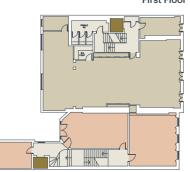
Core

Lifts



Office - No. 15

Office - No. 17







Fifth Floor

Fourth Floor



Plans for indicative purposes















### Victoria is one of London's finest locations

Victoria is one of London's most desirable working locations, it's a hub of international companies, world-class amenities and excellent transport connections.

The building itself is located on the north side of the gardens at its junction with Beeston Place, and is 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.











### Connectivity



Victoria







14 Mins

18

St James's Park



Source: Googlemaps

Knightsbridge



#### Viewings

Strictly through joint sole letting agents.

#### Terms

Upon request.

#### Scott Fisher

07890 572 225 sfisher@tuckerman.co.uk

#### **Guy Bowring**

07831 185 728 gbowring@tuckerman.co.uk

### **<b>⊘Tuckerman** 020 7222 5511

#### **Phil Frenay** 07818 566 174

phil@coh.eu

#### Nick Sinclair 07970 511 730

nick@coh.eu



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