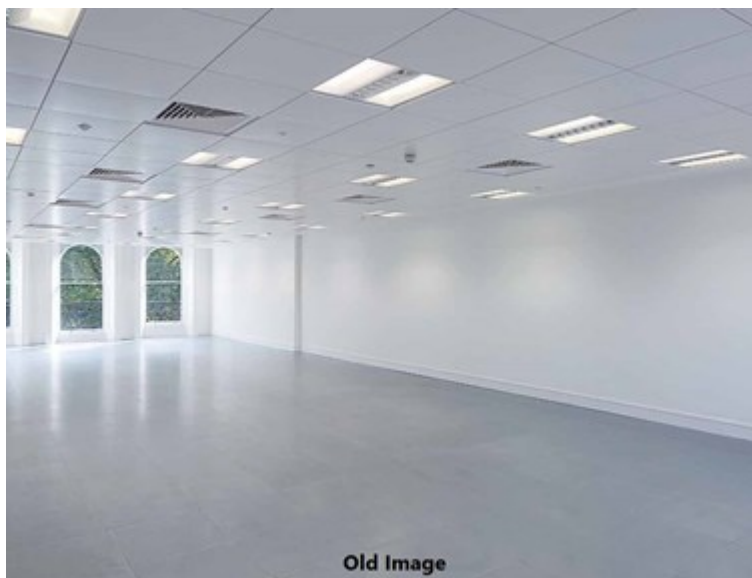


46-48 GROSVENOR GARDENS, LONDON SW1W 0EB



OFFICE TO RENT | 1,252 - 16,498 SQ FT | UPON APPLICATION.



Old Image



VICTORIA'S EXPERT PROPERTY ADVISORS

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GRADE A OFFICES TO LET WITHIN PERIOD PROPERTY

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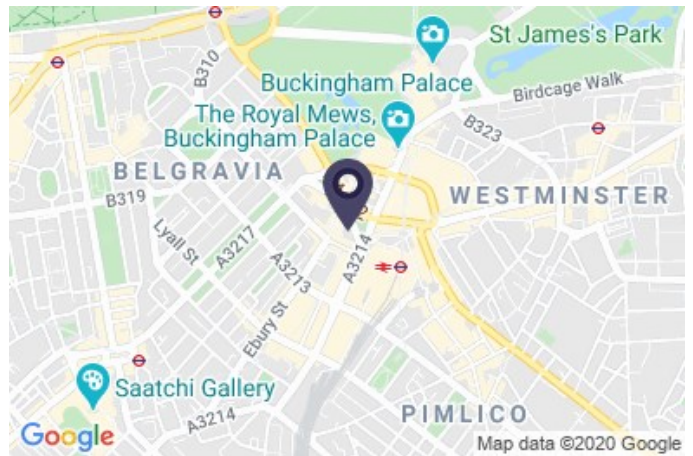
i DESCRIPTION

46-48 Grosvenor Gardens is a classic stucco fronted property offering high quality contemporary Grade A office space, originally redeveloped in 2010. The common parts are finished to a high standard and the floors themselves provide high quality open floors plates. The Lower Ground is undergoing complete refurbishment to Cat A, and the upper floors are to undergo a light refurbishment, following which they will provide beautifully presenting office space. It is worth noting that the lower ground, ground and first floors will offer a tenant the opportunity to have 8,500 sq ft of effectively self-contained accommodation with its own entrance at 48 Grosvenor Gardens and a stairwell within the vast rear atrium connecting the three floors. The fifth floor benefits from a well-proportioned private terrace.

The property is located on the south side of Grosvenor Gardens and overlooks the heart of Belgravia to the rear. Victoria mainline and underground (District, Circle and Victoria Line) stations are opposite providing excellent communication links throughout London and the South East, with Gatwick half an hour away. Superb local amenity is offered 2 minutes away Nova Quarter (including Timmy Green, Sticks n Sushi and Flight Club) and also within a moment's walk in South Belgravia, including the many offerings at Eccleston Yards.

✓ AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
5th	1,252	Available
4th	2,026	Available
3rd	2,124	Available
2nd	2,375	Available
1st	2,384	Available
Ground	2,338	Available
*Lower Ground	3,999	Available
TOTAL	16,498	



★ AMENITIES

- Air conditioning
- Raised access floors
- Suspended metal tiled ceilings
- Male & female WCs per floor
- Shower facilities
- 2 x 10 person passenger lifts
- Striking manned reception
- Inset strip lighting

📄 TERMS

RENT	RATES	S/C
Upon application.	To be confirmed.	To be confirmed.
Available by way of a new lease(s) for a term by arrangement.		

EPC
Available upon request.

LINKS
Website

☎ GET IN TOUCH

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