

# 26 Grosvenor Gardens, London, SW1

## Cost Efficient Offices To Let by Victoria Station

OFFICE

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### Location

The property is located in Grosvenor Gardens between the junctions with Ebury Street and Hobart Place. Victoria Underground Station and Victoria Coach Station are within a short walking distance.

### Description

The availability comprises the second floor and refurbished lower ground floors, which benefit from excellent levels of natural light. In addition, the communal area in the building have also been refurbished recently.

The Second Floor will be fully fitted to provide a meeting room, collaboration area, open plan space and a kitchenette.

### Specification

- Second Floor due to be fully fitted imminently
- Voice entry phone
- Refurbished common parts
- Refurbished office floors
- Air-conditioning
- Excellent natural light
- LED lighting
- Fibre-enabled
- Passenger lift
- Shower facilities

### Availability

Available by way of a new lease direct from the Landlord for a term to be arranged.

### Rent

Lower Ground Floor - £35.00 per sq. ft.  
Second Floor - £65.00 per sq. ft.

### Rates

£22.10 per sq. ft.

### Service Charge

£15.91 per sq. ft.



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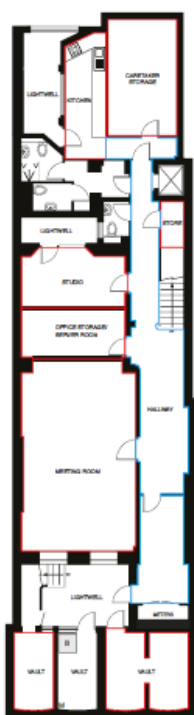
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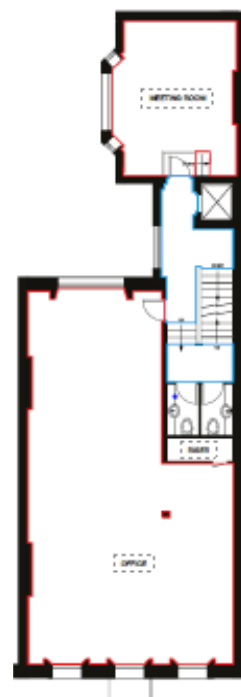
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### Floor Plan/s

Not to scale, indicative only



Lower Ground Floor



Second Floor

### Accommodation (NIA)

Accommodations comprises of the following:

Description	sq ft	sq m
2nd Floor	1,080	100.3
Lower Ground	724	67.2
<b>Total</b>	<b>1,824</b>	<b>169.5</b>

### Further Information

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