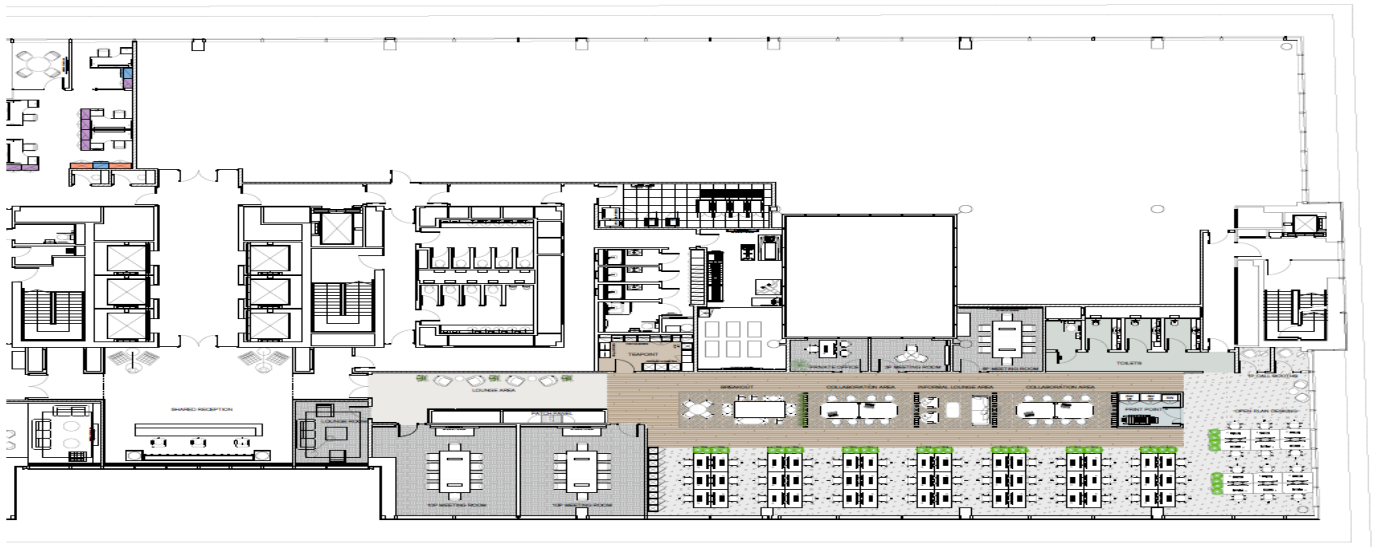


BELGRAVE HOUSE, 76 BUCKINGHAM PALACE ROAD, VICTORIA  
PARTIALLY FITTED TOP FLOOR 6,055 SQ FT – READY MARCH 2024





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## Location

Belgrave House is a landmark building in Victoria immediately opposite Victoria Station on the north side of Buckingham Palace Road.

The offices benefit from retail and restaurant offerings that have transformed the local area. In addition, the building is less than two minutes' walk from Ecclestone Yards courtyard development.

## Description

The offices will be available in March 2024 and will provide 6,055 sq ft to include:

- 2 x 10-person meeting rooms
- 1 x 8-person meeting room
- 2 x telephone booths
- An ability to install up to 54 workstations
- Several collaborative / break out rooms
- Shared reception facilities
- Demised WC's

## Specification

- 4 pipe fan coil air conditioning
- Raised floors- 150mm
- Suspended metal tiled ceiling – 2.75m
- LED lighting
- Demised WC's – male and female
- 3 x 10-person passenger lifts
- Impressive manned Ground Floor reception
- Showers, lockers, changing rooms and bike racks

## Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Part Sixth floor	562.5	6,055

## Business Rates

£32.49 per sq ft 2023/24

## EPC

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## Terms

A new sub-lease for a term until September 2029.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

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