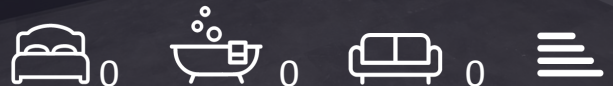




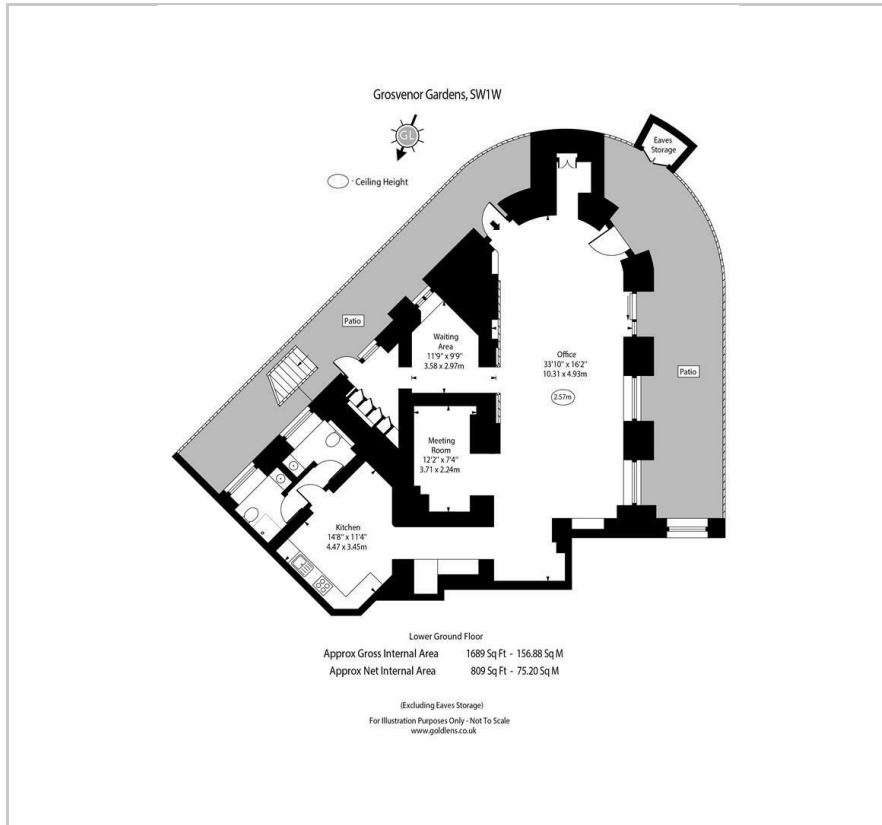
## Grosvenor Gardens

Belgravia, SW1W 0BD

£6,667 Per Month



## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

By appointment. Contact us on 0207 052 1075 if you wish to arrange a viewing appointment for this property, or require further information.

- Inclusive of utilities, rates and service charge
- Newly refurbished
- Prominent position
- VAT is applicable
- Net area totalling some 1,594 sq ft
- Private outside space
- Excellent value within such a prestigious location
- New lease direct from the Landlord



Available inclusive of utilities, rates and service charge, a newly refurbished standalone (with own entrance) fitted Lower Ground Floor office, with a net area totalling some 1,594 sq ft.

The office space has been opened to create an efficient environment, offering excellent value within such a prestigious location. The property also benefits from private outside space.

The premises occupies a prominent position on the corner of Grosvenor Gardens and Beeston Place in Belgravia. Ideally located for the numerous amenities of Victoria, Grosvenor Gardens runs from Grosvenor Place to Buckingham Palace Road. Steeped in history, the area is home to many beautiful listed buildings in addition to the enchanting and well-maintained parks.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.