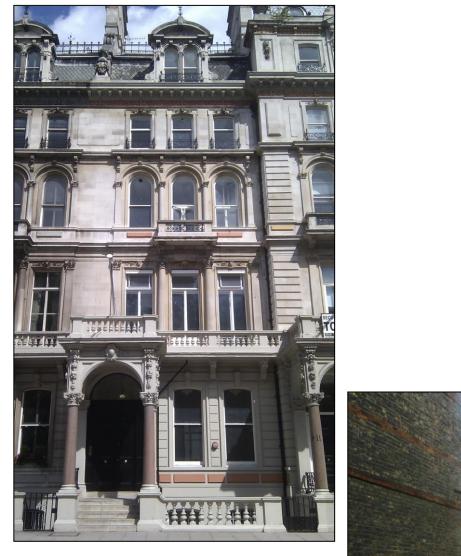
## PRESTIGIOUS SELF CONTAINED OFFICE BUILDING TO LET 6,204 SQ FT AVAILABLE





# ENTIRE SELF CONTAINED OFFICE BUILDING 7 GROSVENOR GARDENS, LONDON, SW1 6,204 SQ FT TO LET

THE LORENZ CONSULTANCY<sup>LTD</sup> 21 Hanover Square London W1S 1JW T 02076299898 F 02076296655

### **ENTIRE SELF CONTAINED OFFICE BUILDING** 7 GROSVENOR GARDENS, LONDON, SW1 **6,204 SQ FT TO LET**

#### Location:

The property is situated on the east side of Grosvenor Gardens between the junctions with Beeston Place and Hobart Place. Victoria Mainline and Underground Stations are within a few minutes' walk and numerous bus routes also serve the area.

#### **Accommodation:**

The accommodation has been comprehensively refurbished throughout and comprises some 6,204 sq ft of net internal office space. The building benefits from original period features and high ceilings throughout creating an impressive sense of character. The building is fully cabled throughout and there is capped off services provided on each floor thereby offering flexibility for an incoming occupier. The floor areas are as follows:-

4 <sup>th</sup> Floor	-	881 sq ft **	
3 <sup>rd</sup> Floor	-	922 sq ft	
2 <sup>nd</sup> Floor	-	859 sq ft	
1 <sup>st</sup> Floor	-	1,089 sq ft **	** with Outside Space
Ground	-	1,062 sq ft	
Lower Ground	-	1,144 sq ft **	
Vaults	-	247 sq ft	
Total	-	6,204 sq ft	

#### **Amenities:**

- Fully Self-Contained
- Excellent Natural Light Throughout
- 4-6 Person Passenger Lift
- 24 Hour Access
- \*\*\*\*\*\* Perimeter Trunking - Cat5e Cabling Throughout
- Air Conditioning and Central Heating
- Period Features
- WC, Shower and Kitchen facilities

#### Lease:

A new lease direct from the Landlord for a term to be agreed

#### **Rent:**

£40.00 per sq ft exclusive

## **Rates:**

To be confirmed

## Service Charge:

To be confirmed

### Legal Costs:

Each party to bear their own legal costs



- **Open Plan Areas**
- Individual Office/Meeting Rooms
- Good Floor to Ceiling Height Throughout
- \*\*\*\*\*\* **Outside Space** 
  - Garage (capacity for 1 car and bicycle racks)
- Good Storage Capacity
- Capped off services to each floor

#### Viewing:

Strictly by appointment through joint sole agents

#### **Subject to Contract**

**Contact: Andrew Knights** Email: ak@thelorenzconsultancy.co.uk Tel: 020 7647 4043

### **Contact:** Anthony Epenetos

Email: ae@thelorenzconsultancy.co.uk Tel: 020 7647 4042

Contact: Tom Tregoning Email: tom.tregoning@colliers.com Tel: 020 7487 1813

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