

# 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

**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	
<b>Total</b>	-	<b>6,204 sq ft</b>	

**Amenities:**

➤ Fully Self-Contained	➤ Open Plan Areas
➤ Excellent Natural Light Throughout	➤ Individual Office/Meeting Rooms
➤ 4-6 Person Passenger Lift	➤ Good Floor to Ceiling Height Throughout
➤ 24 Hour Access	➤ Outside Space
➤ Perimeter Trunking – Cat5e Cabling Throughout	➤ Garage (capacity for 1 car and bicycle racks)
➤ Air Conditioning and Central Heating	➤ Good Storage Capacity
➤ Period Features	➤ Capped off services to each floor
➤ WC, Shower and Kitchen facilities	

**Lease:**

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

**Viewing:**

Strictly by appointment through joint sole agents

**Rent:**

£40.00 per sq ft exclusive

**Subject to Contract**

Contact: Andrew Knights

Email: [ak@thelorenzconsultancy.co.uk](mailto:ak@thelorenzconsultancy.co.uk)

Tel: 020 7647 4043

**Rates:**

To be confirmed



Contact: Anthony Epenetos

Email: [ae@thelorenzconsultancy.co.uk](mailto:ae@thelorenzconsultancy.co.uk)

Tel: 020 7647 4042

**Service Charge:**

To be confirmed



Contact: Tom Tregoning

Email: [tom.tregoning@colliers.com](mailto:tom.tregoning@colliers.com)

Tel: 020 7487 1813

**Legal Costs:**

Each party to bear their own legal costs