

**22 Grosvenor Gardens
Mews North, London,
SW1W 0JP**

BEST IN CLASS MANAGED OFFICES
TO RENT





Description

Flex by Grosvenor's newest fully managed office, is a uniquely styled Mews in the heart of Victoria.

Linked with the recently refurbished 22 Grosvenor Gardens, the Mews delivers three floors of self-contained, fully managed office suites, each with its own meeting space, kitchen and W/C's.

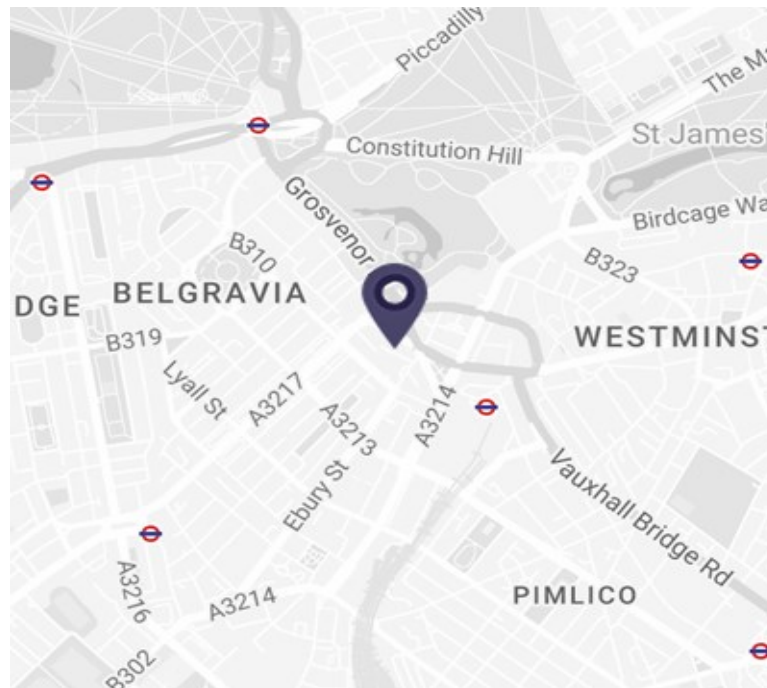
The lower ground floor boasts two fully connected boardrooms, an additional kitchen space, showers, lockers and a vanity area, as well as access to the main building.





Location

Extremely well connected with proximity to both Victoria Train and Coach stations, Grosvenor Gardens offers tenants a host of retail, café and restaurant options on its doorstep. Cardinal Place and Nova provide additional amenities nearby, whilst the sophisticated offerings of Belgravia's Elizabeth Street and Eccleston Yards are also a short distance away.



Amenities

- Excellent transport links
- 24/7 access
- Building concierge
- Kitchen & breakout space
- Shower facilities
- Secure cycle storage
- Passenger lift
- Dog friendly
- Fibre enabled
- Fully Refurbished
- 1 x 6pp meeting room
- 1 x exec office

Accommodation

Unit	Size (PCM)	Rent (PCM)	Bus. Rates (PCM)	Srv. Charge (PCM)	Total Cost PA	Availability
Second	1,008	£18,648.00	Inc.	Inc.	£223,776.00	Available
First	1,344	£25,470.00	Inc.	Inc.	£305,640.00	Available
TOTAL	2,352					

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

New lease(s) available for a term by arrangement.

Rent

£18,648 - £25,470 pcm inclusive.

Service Charge

Inclusive.

Rates

Inclusive.

EPC

Available on request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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