

**22 Grosvenor
Gardens, London,
SW1W 0DH**

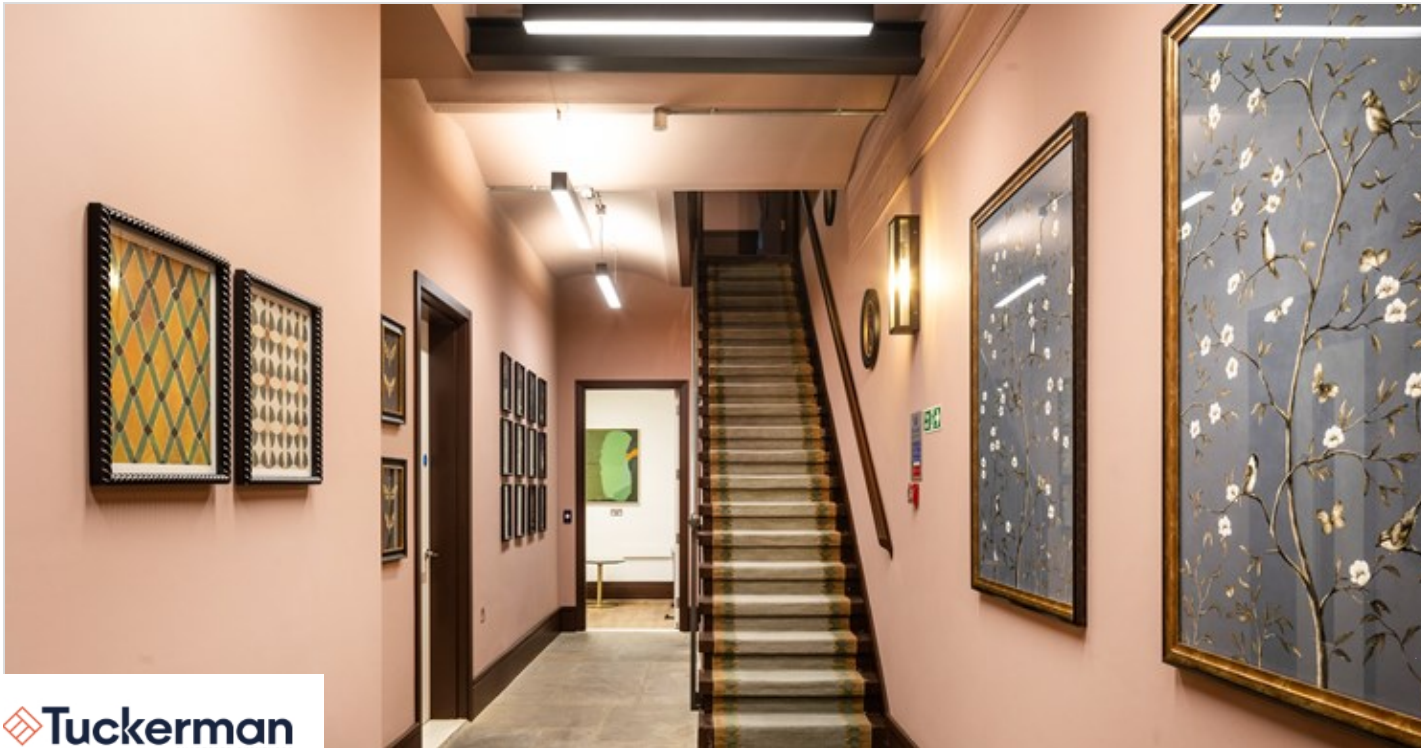
HIGH END MANAGED OFFERING
FROM FLEX BY GROSVENOR





Description

22 Grosvenor Gardens offers flexible workspace to Tenants inclusive of a wide range of amenities, including bookable meeting rooms, break out space and a large private terraced garden.

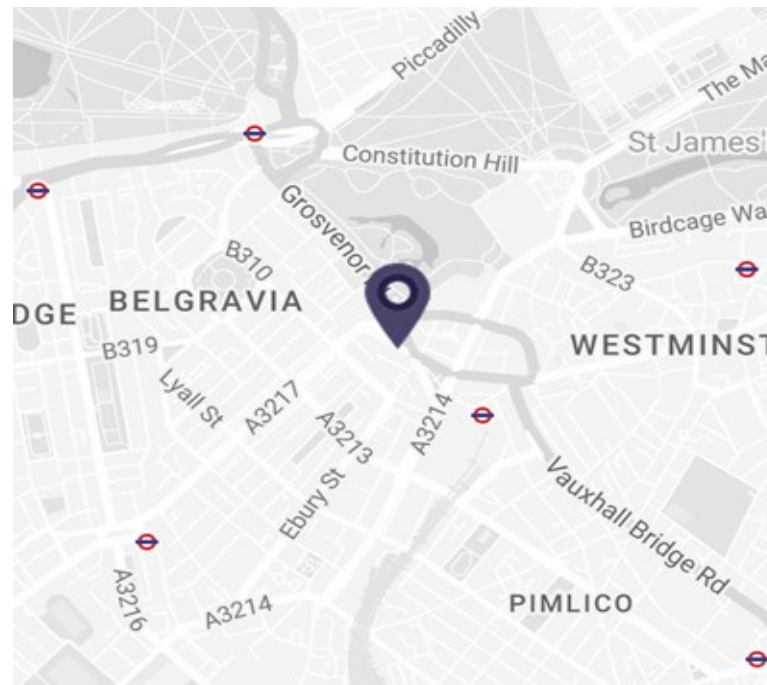






Location

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

- Lockable private office with 24/7 access
- Bookable meeting rooms
- Free printing up to 400 pages per month
- Free Wi-Fi
- Complimentary beverages
- Registered business address
- Handling of your post and deliveries
- Networking and social events
- Showers & bike racks
- Dog friendly

Accommodation

Unit	Size (PSF)	Rent (PCM)	Bus. Rates (PCM)	Srv. Charge (PCM)	Total Cost PA	Availability
Office G1: 8 Workstations	369	£7,192.00	Inc.	Inc.	£86,304.00	Under Offer
Office LG.02 8 Workstations	369	£6,392.00	Inc.	Inc.	£76,704.00	Available
TOTAL	738					

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Flexible leases on a term by arrangement.

Rent

£6,392 - £7,192 pcm.

Service Charge

Inclusive.

Rates

Inclusive.

EPC

Available upon 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.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.