



FORTY GROSVENOR
GARDENS

BELGRAVIA'S FINEST NEW
WORKSPACE

A detailed restoration has resulted in one of Belgravia's finest French Renaissance buildings





40 Grosvenor
Gardens sets the
new precedent for
luxury workspace
within Belgravia



The Mews building is an
architectural masterpiece,
pairing original detail with
ultra-modern features.

PENINSULA HOTEL

REGENT'S PARK

EATON SQUARE

CLEVELAND CLINIC

GREEN PARK

BUCKINGHAM PALACE GARDENS

BUCKINGHAM PALACE

NOVA FOOD QUARTER

ST JAMES'S PARK

CARDINAL PLACE

WESTMINSTER CATHEDRAL

LONDON EYE

GREEN PARK



ST. JAMES'S PARK



HYDE PARK CORNER



FORTY GROSVENOR GARDENS

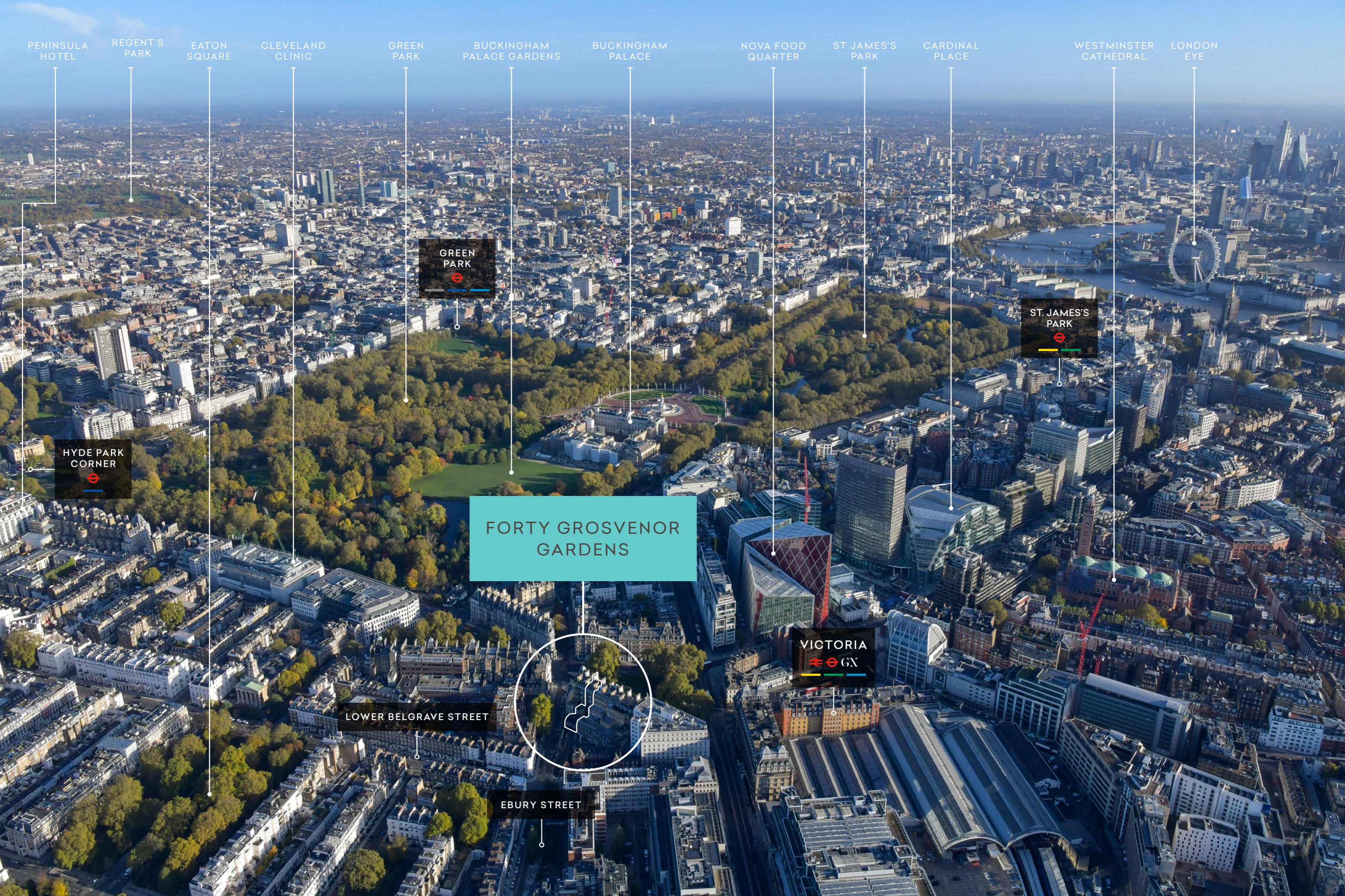
VICTORIA



GX

LOWER BELGRAVE STREET

EBURY STREET



Local Amenities

Belgravia has matured into one of London's most vibrant areas, with a huge variety of alfresco dining options, boutique retailers and well-thought-out and curated outside spaces.

Hotels & Restaurants

1. The Goring
2. A. Wong
3. Ottolenghi
4. Food Philosophy
5. Boisdale of Belgravia
6. Peggy Porschen
7. Tomtom Coffee
8. The Thomas Cubitt
9. The Peninsula
10. The Halkin

Nova Victoria

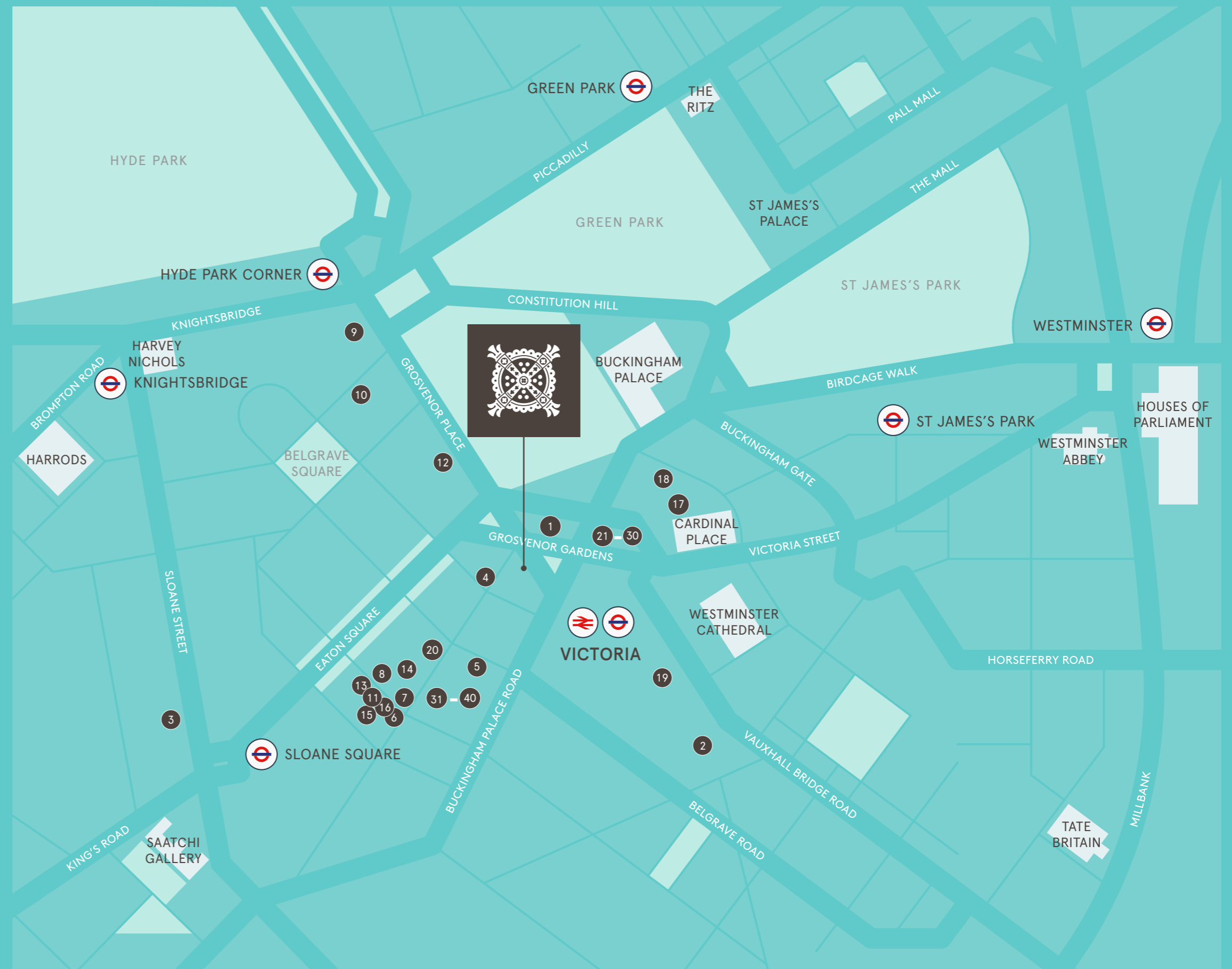
21. Greenwood
22. Ole & Steen
23. Sticks 'n' Sushi
24. Bone Daddies
25. Notes Coffee
26. Ahi Poke
27. Timmy Green
28. 1Rebel
29. Vagabond
30. Rail House Cafe

Retail & Health

11. ME & EM
12. Cleveland Clinic
13. Loquet London
14. Jo Loves
15. Les Senteurs
16. Philip Treacy
17. Cardinal Place
18. H2 Gyms
19. Frame
20. Anna Makarova Yoga

Eccleston Yards

31. Olivo
32. Wild by Tart
33. Atis
34. Ole & Steen
35. Barry's Bootcamp
36. Hotpod Yoga
37. LondonCryo
38. SMUK
39. Re:Mind
40. Artisan Market



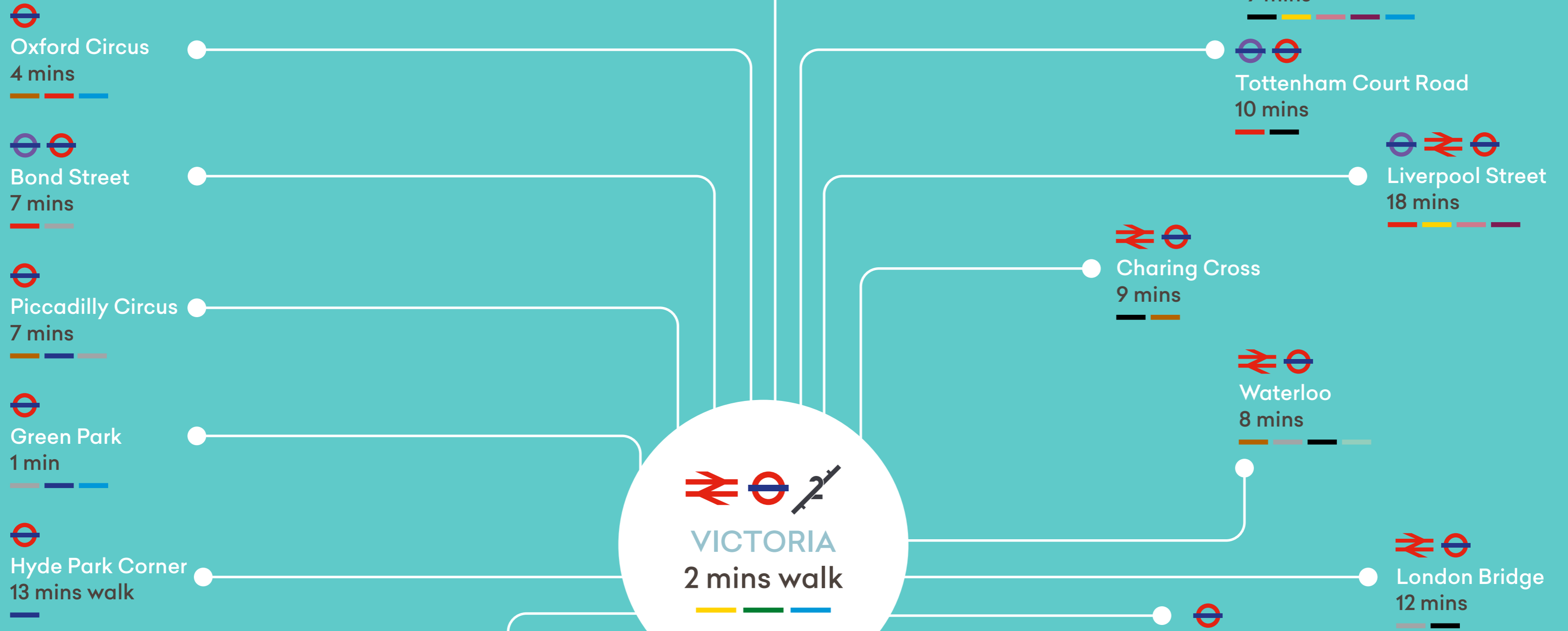




8 Eaton Lane, Belgravia, SW1

Grosvenor Gardens is currently undergoing a significant transformation into one of Belgravia's finest locations. The new 8 Eaton Lane super-prime residential development is a great example of this and is located directly opposite the building.

Connectivity



London Victoria mainline station (Southern & Southeastern mainline services) and Victoria, District & Circle Underground lines is a stone's throw away, along with St James's Park (Circle & District lines) and Hyde Park Corner (Piccadilly line) Underground stations.

For occupiers with international travel requirements, the Gatwick Express runs directly from Victoria mainline station. London City Airport and Heathrow Airport are also both easily accessible.

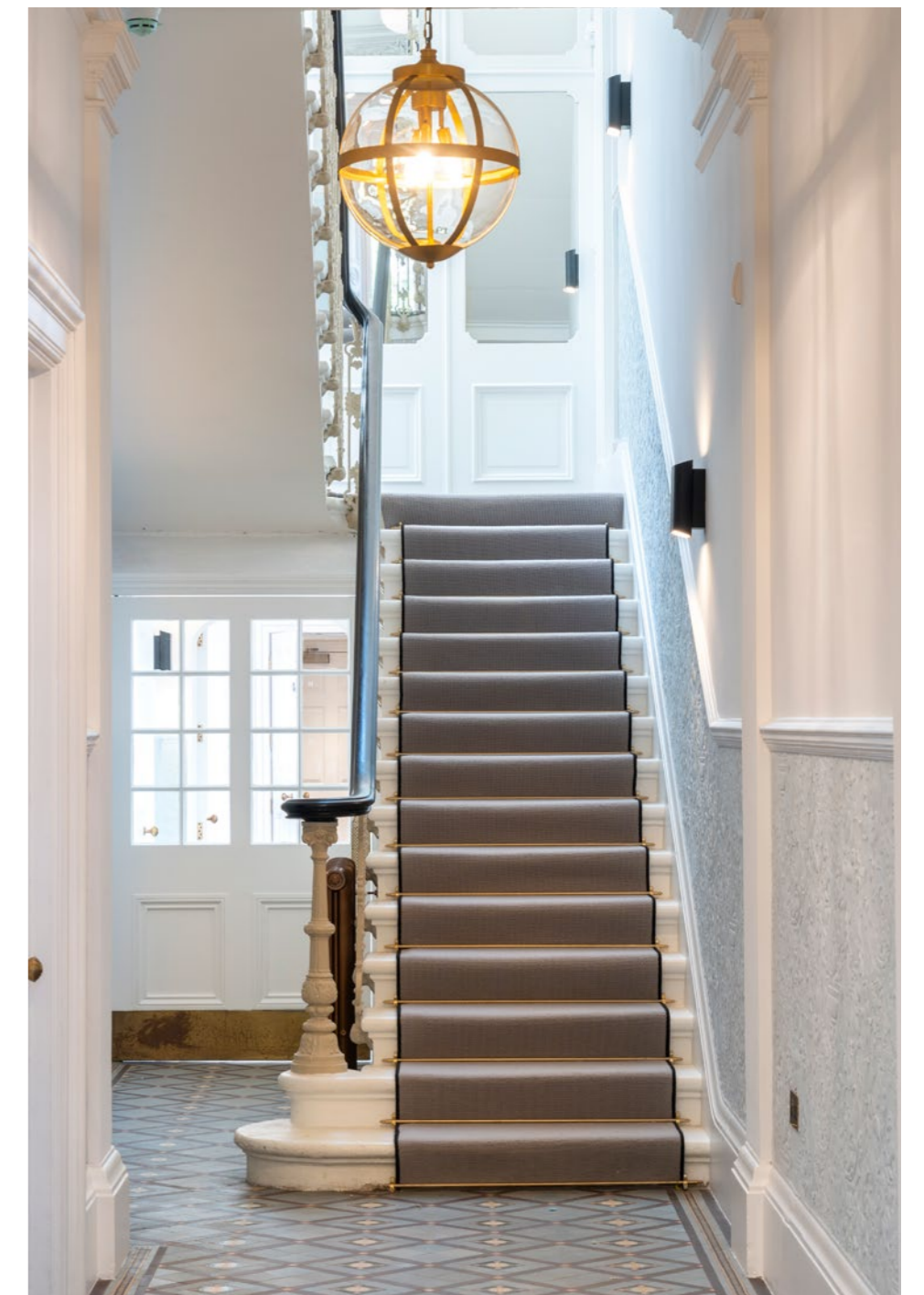
GX
Gatwick Airport
30 mins

- National Rail
- London Underground
- The Elizabeth Line
- Crossrail 2
- Bakerloo
- Central
- Circle
- District
- East London
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Jubilee
- Waterloo & City
- DLR
- Elizabeth



40 Grosvenor Gardens

Step into one of Belgravia's finest buildings. The entire space has been meticulously restored and now provides a unique opportunity for a high-end HQ building in a world-renowned district of London.



A stunning first floor principal room with generous floor to ceiling heights



A reception room, perfect for a boardroom or reception/concierge area





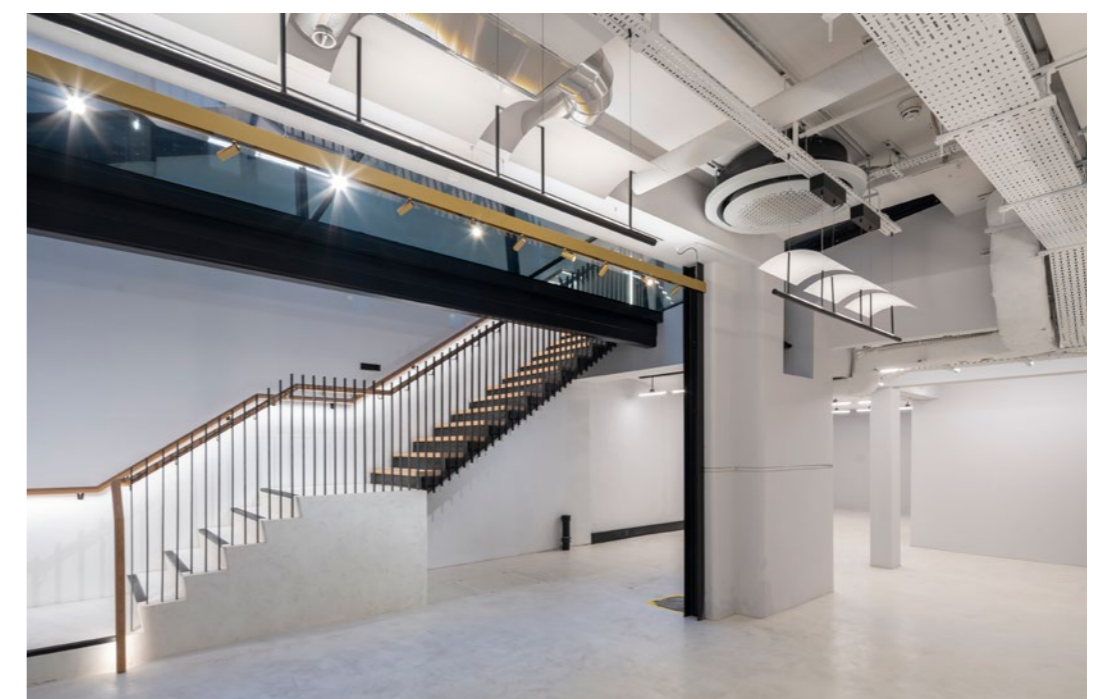




The Mews

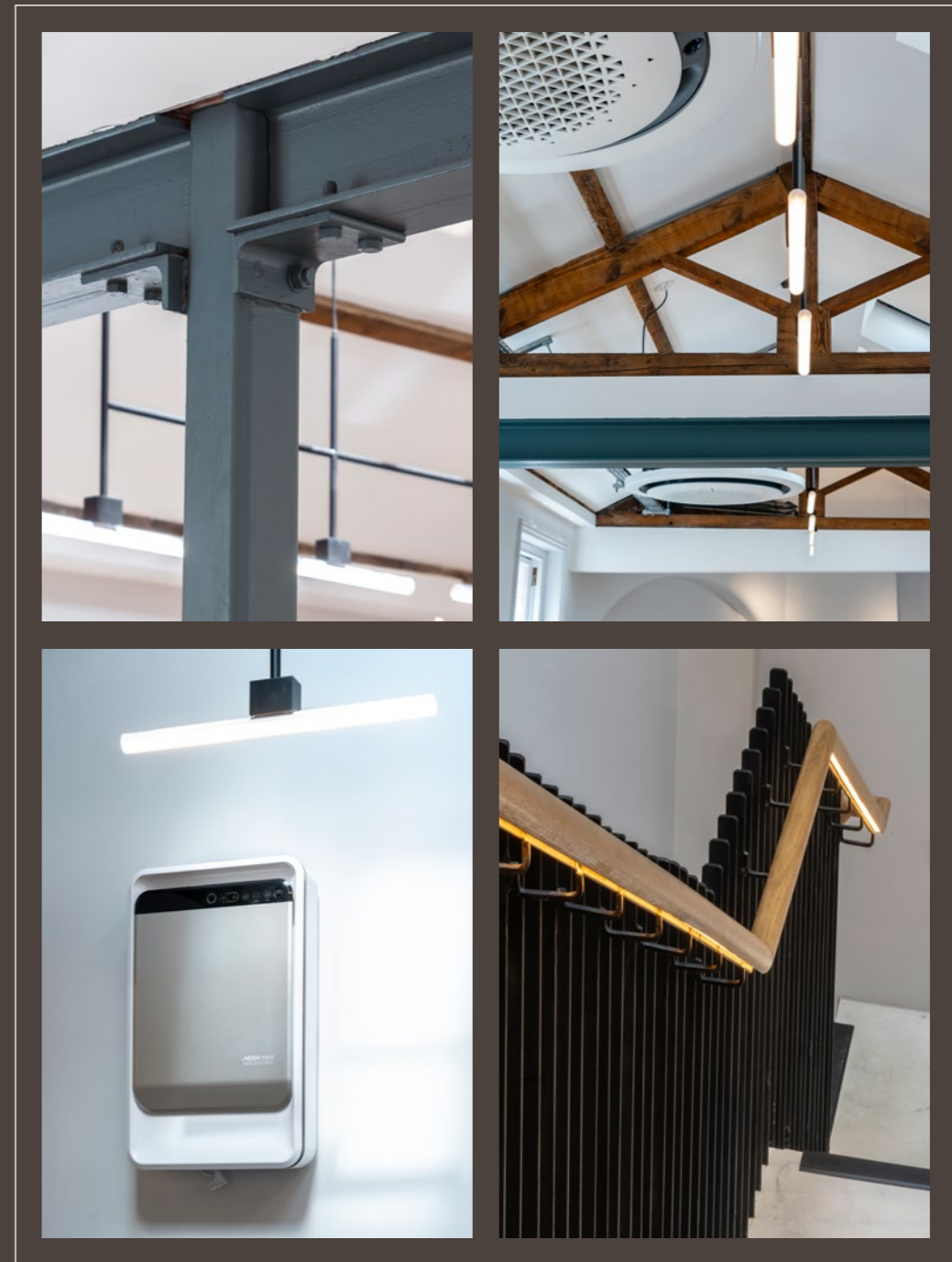


The Mews includes high-end bespoke finishes and offers a more contemporary space. It's perfect for design-led office users, galleries, showrooms and private consultation spaces.

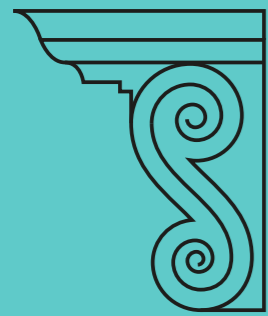




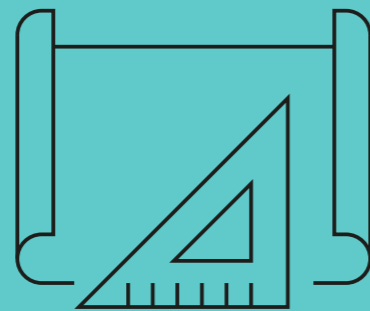
The first floor in The Mews showcases the original timber frame and is flooded with natural light from the twelve new skylights



Specification



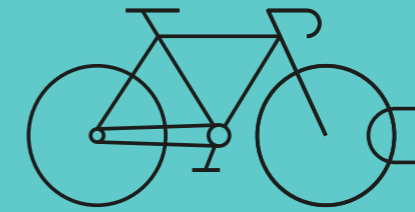
Retained period features



Grade A brand new refurbishment



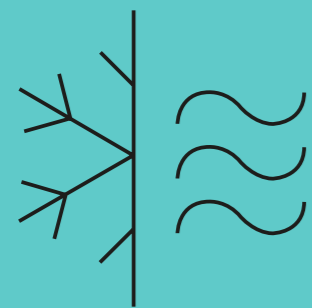
New and bespoke passenger lift



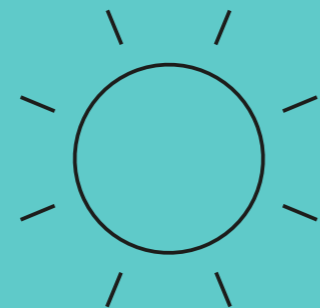
Secure cycle storage inside



Smart system enabled building



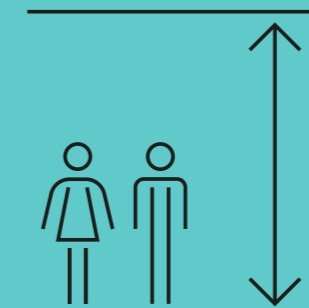
VRF fan coil air-conditioning



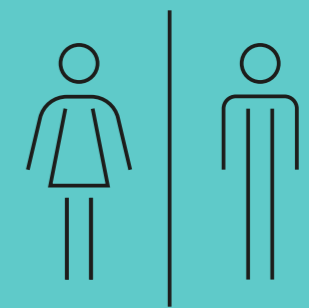
Excellent natural light



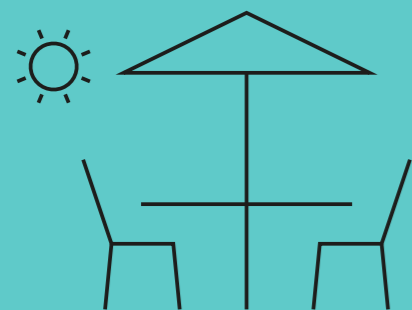
Occupational density 1:10 sq m



Superb floor to ceiling height throughout



Brand new high-quality WCs



Outdoor terrace and balcony



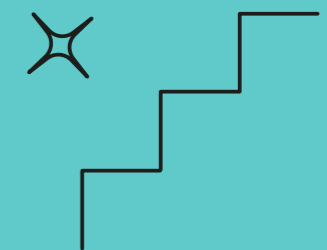
High-end shower facilities



Quick connection and super-fast fibre within the building



Brass accessories



Feature stairs and rooflight

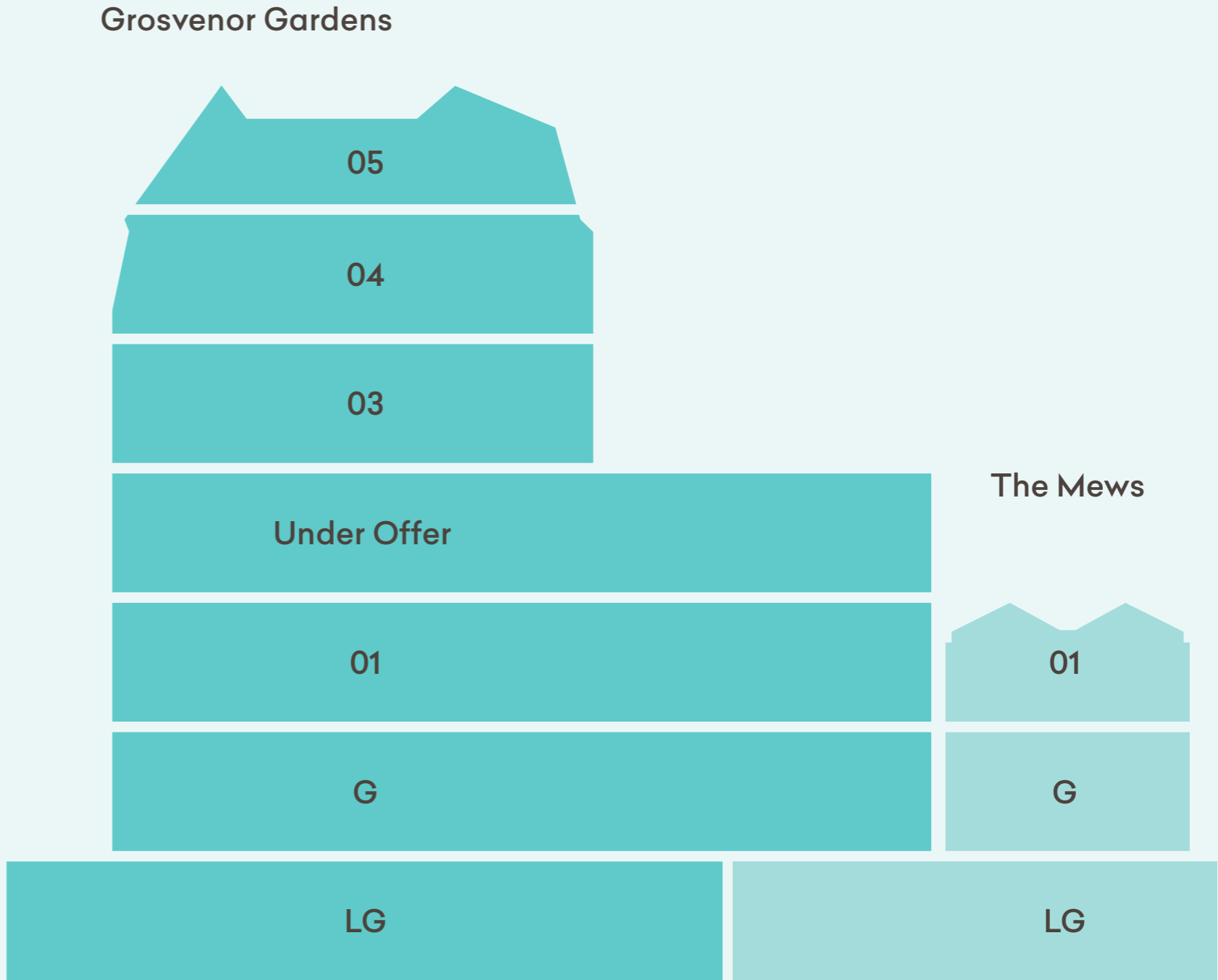


Accommodation

An ultra-rare 8,578 sq ft self-contained Belgravia building. Each floor in 40 Grosvenor Gardens is served by the bespoke passenger lift, and both buildings are linked together on the ground and lower ground floors.

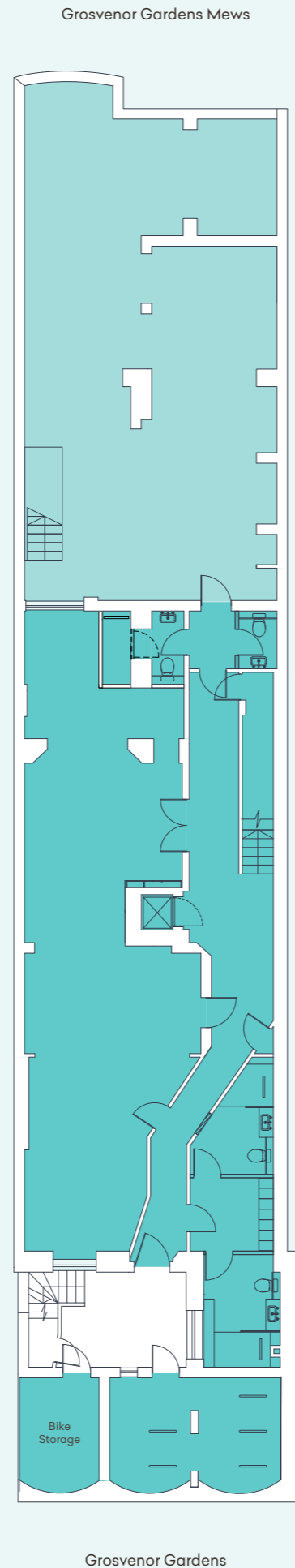
Floor	40 Grosvenor Gardens		The Mews	
	sq ft NIA	sq m NIA	sq ft NIA	sq m NIA
05	706	65.6	-	-
04	787	73.1	-	-
03	782	72.6	-	-
02	1,024	95.1	-	-
01	1,166	108.3	771	71.6
Mezzanine	32	3.0	-	-
G	945	87.8	649	60.3
LG	754	70.0	962	89.4
Total	6,196	575.6	2,382	221.3
Grand Total			8,578	796.9

Section Elevation



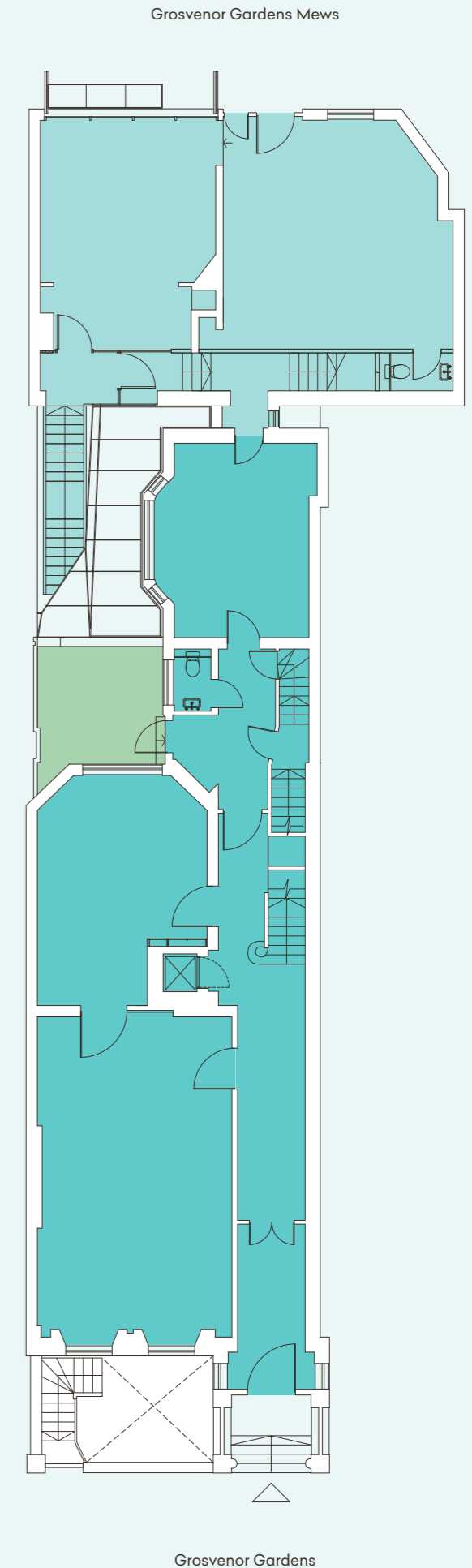
Lower Ground Floor

- Grosvenor Gardens Office
754 sq ft (NIA) / 70.0 sq m (NIA)
- Grosvenor Gardens Mews
962 sq ft (NIA) / 89.4 sq m (NIA)



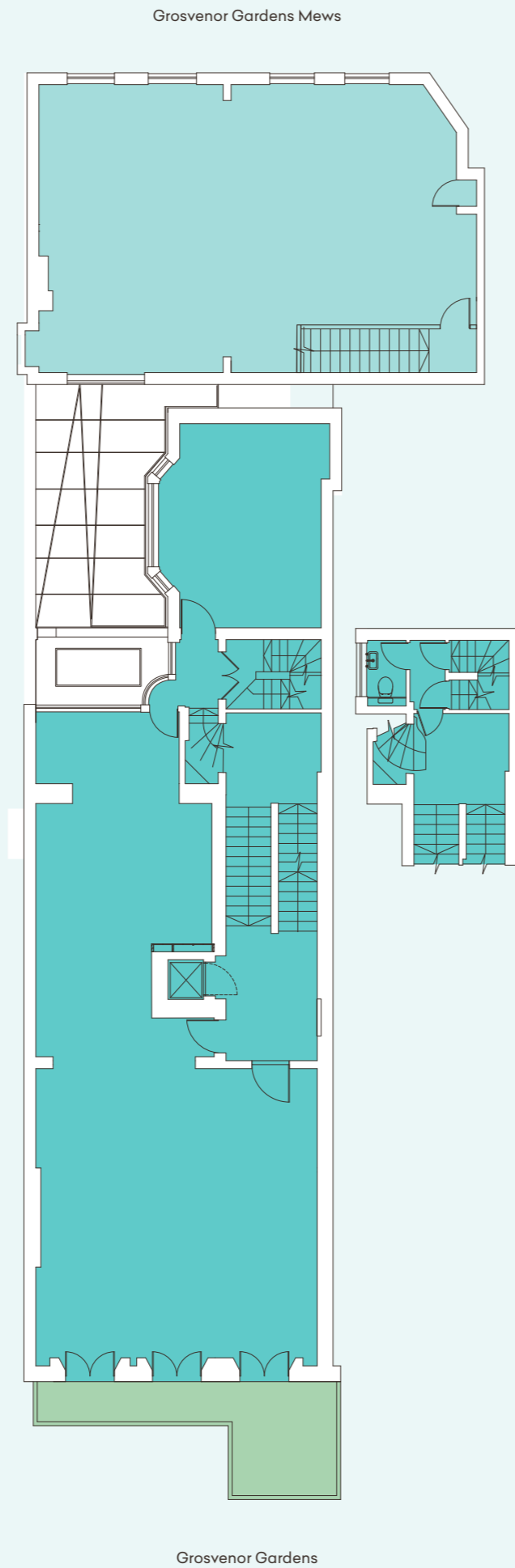
Ground Floor

- Grosvenor Gardens Office
945 sq ft (NIA) / 87.8 sq m (NIA)
- Grosvenor Gardens Mews
649 sq ft (NIA) / 60.3 sq m (NIA)
- Terrace



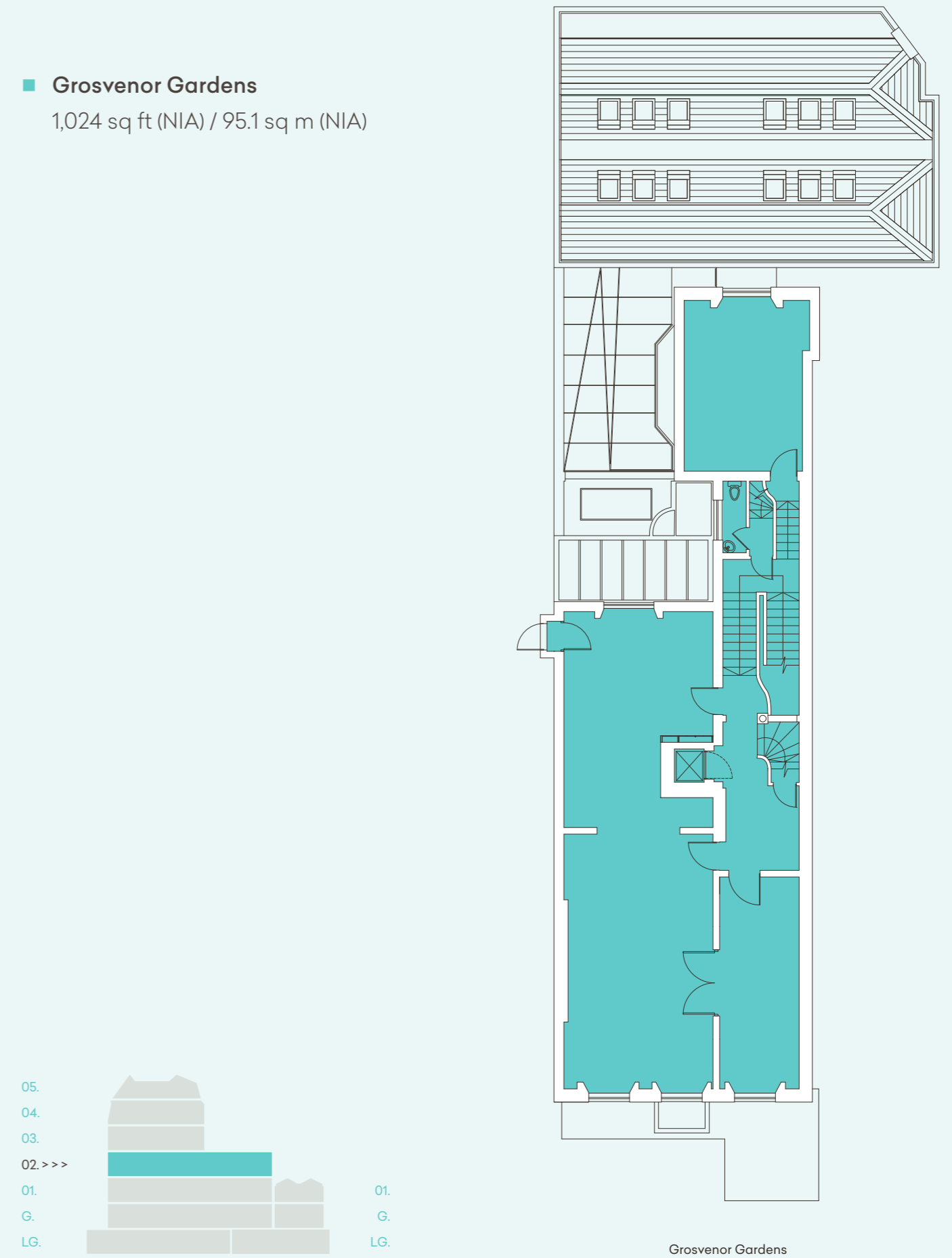
First Floor

- Grosvenor Gardens Office
1,166 sq ft (NIA) / 108.3 sq m (NIA)
- Grosvenor Gardens Mews
771 sq ft (NIA) / 71.6 sq m (NIA)
- Terrace



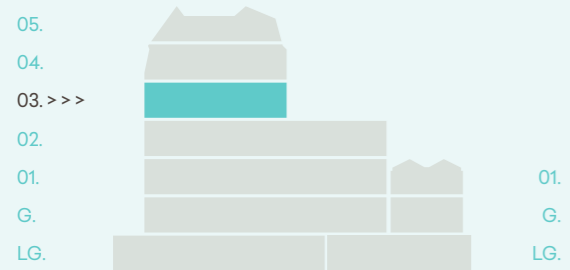
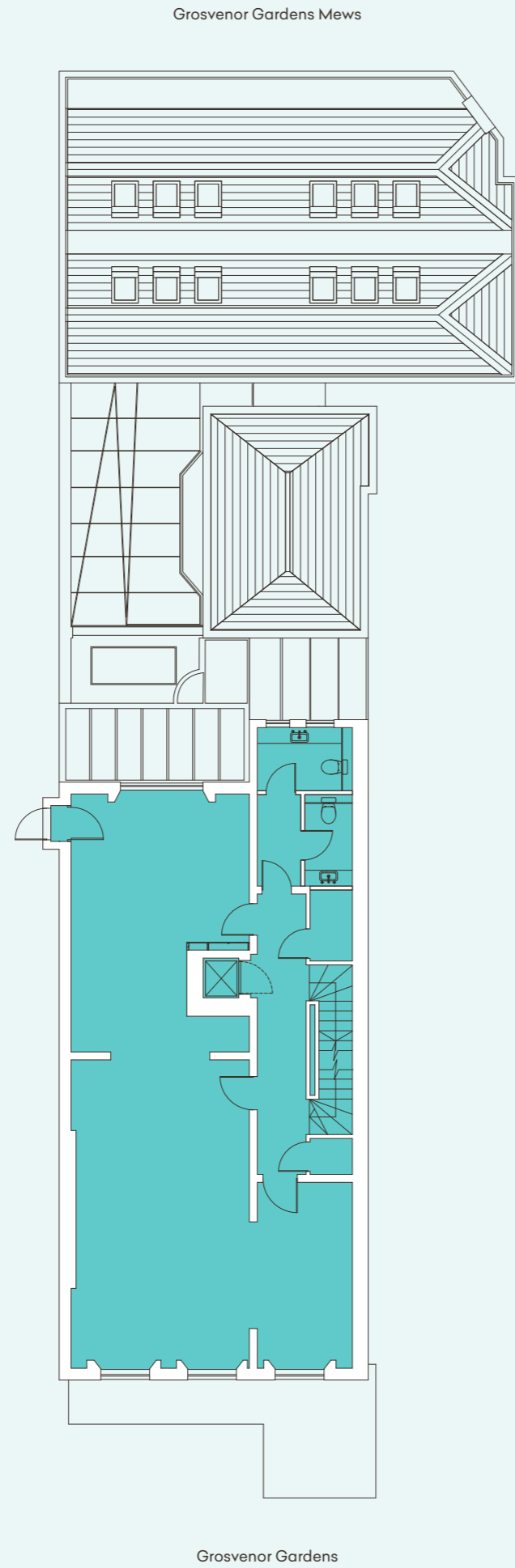
Second Floor

- Grosvenor Gardens
1,024 sq ft (NIA) / 95.1 sq m (NIA)



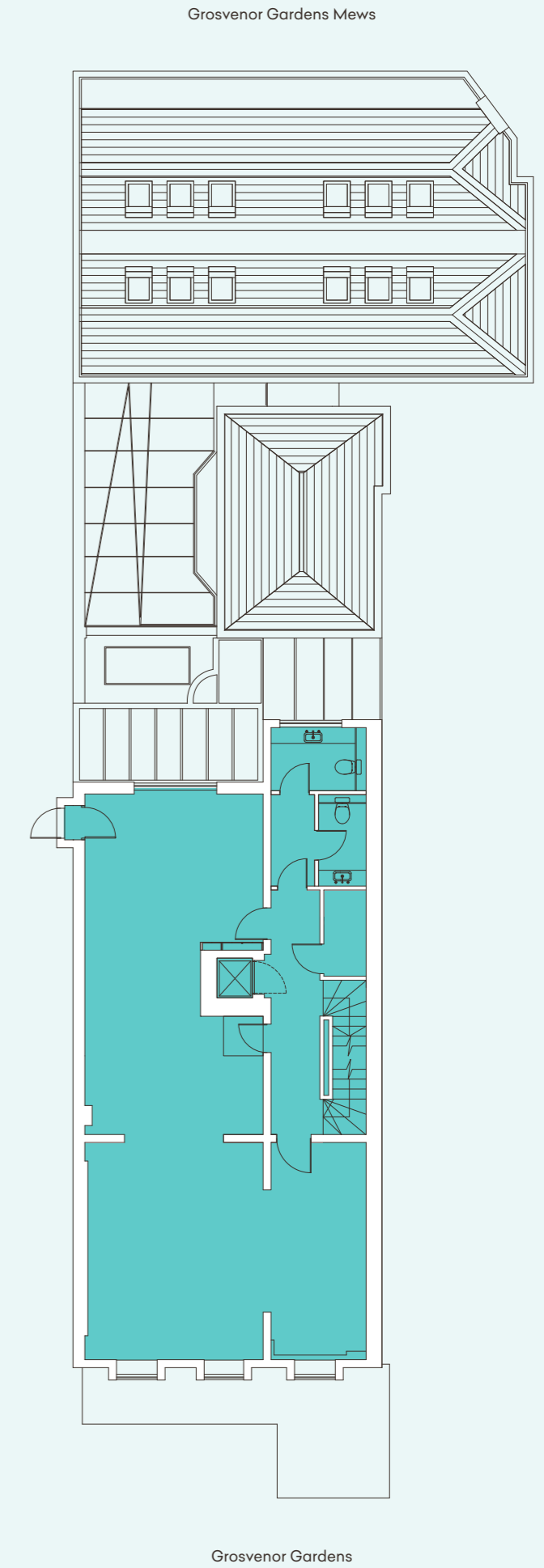
Third Floor

■ Grosvenor Gardens
782 sq ft (NIA) / 72.6 sq m (NIA)



Fourth Floor

■ Grosvenor Gardens
787 sq ft (NIA) / 73.1 sq m (NIA)

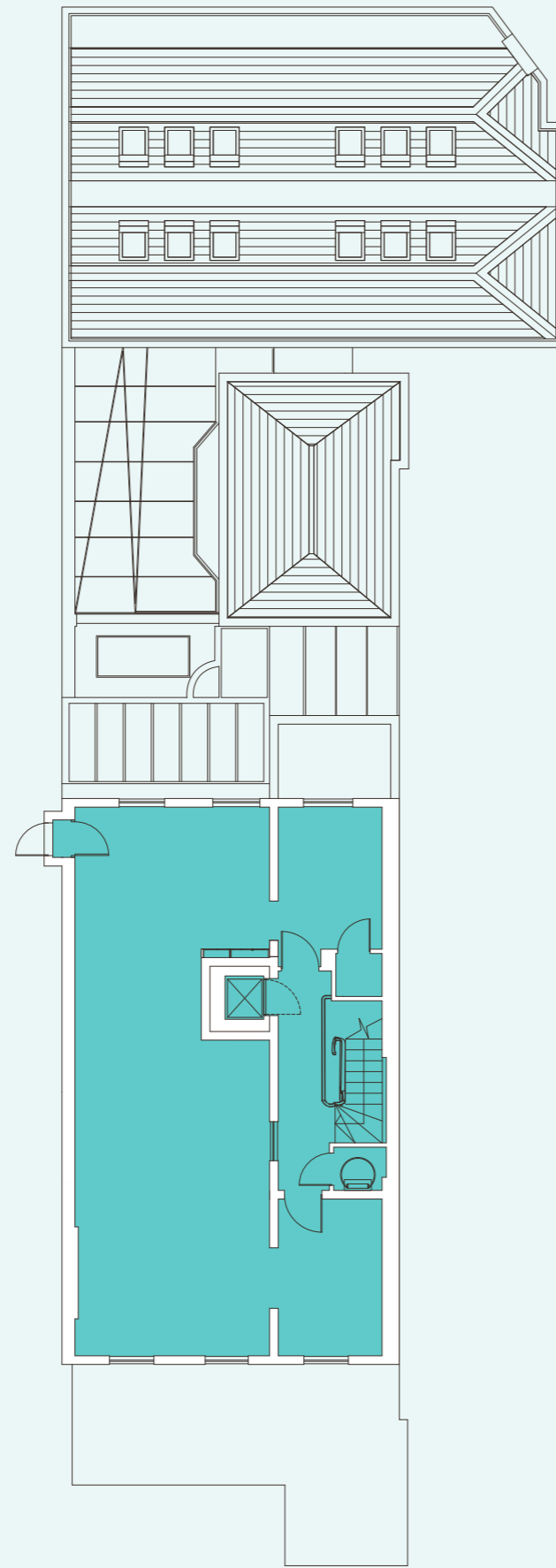


Fifth Floor

Grosvenor Gardens

706 sq ft (NIA) / 65.6 sq m (NIA)

Grosvenor Gardens Mews



05. >>>

- 04.
- 03.
- 02.
- 01.
- G.
- LG.



- 01.
- G.
- LG.

Grosvenor Gardens





Category 'A' Refurbishment Works

OCCUPANCY

- Means of escape: 1 per 6 sq m
- Occupation density: 1 per 10 sq m
- Sanitary provision: Unisex, provision for occupancy of 100 people, equivalent to a density of 1 per 8 sq m

FLOOR LOADINGS & STRUCTURE

- Superimposed dead load i.e. finishes, ceiling and services etc 0.85kN/m² as per BCO specification
- Imposed loads 2.5kN/m² +1.0kn/m² for partitions

FLOOR HEIGHTS

Max floor to ceiling heights

- Basement: 3m
- Ground: 3.8m
- First: 4.15m
- Second: 3.4m
- Third: 3.35m
- Fourth: 2.85m
- Fifth: 2.45m

INTERNAL OFFICE FINISHES

- Walls: Plaster, painted, with feature mouldings to principal floors
- Floors: Timber to ground and first floors, carpet elsewhere
- Mews Floors: Micro-cement basement and ground. Timber at first
- Ceilings: Plaster, painted, with feature mouldings/cornices and feature light fittings to principal floors
- Windows, Shutters & Doors: Timber
- Skirting: Timber, painted

INTERNAL FINISHES TO ENTRANCE LOBBY & RECEPTION

- Walls: Plaster, painted, with feature mouldings
- Floors: Original tiling
- Ceilings: Plaster, painted, with feature mouldings/cornices. Bespoke chandeliers
- Windows & Doors: Timber
- Skirting: Timber

INTERNAL WC/SHOWER FINISHES

- Walls: Feature panelling and plaster, painted
- Floors: High-quality porcelain tiles
- Ceilings: Plaster, painted
- Cubicles: Full height, tiled
- Skirting: Timber, painted
- Fittings: Sensor taps, Dyson hand dryers with Hepa filters

EXTERNAL TERRACE

- Floors: Technical stone pavements with walk-on rooflights

MECHANICAL INSTALLATIONS

VENTILATION

- Basement and fifth floor are mechanically ventilated with 12l/s/person
- Ground to fourth floor are naturally ventilated via openable windows

COOLING

- VRF fan coil units

HEATING

- VRF fan coil units

DESIGN PARAMETERS

Winter Temperature

- Outside: -4 °C
- Internal Offices: 20 °C
- Toilets: 20 °C
- Reception: n/a

SUMMER TEMPERATURE

- Outside: 30 °C
- Internal Offices: 24 °C
- Toilets: Not cooled
- Reception: n/a

COOLING LOADS

- Lighting: 10W/m²
- Small Power: 20W/m²

ELECTRICAL INSTALLATION

- Tenant Load electrical allowance: 20W/m²
- Each floor provided with a dedicated consumer unit

LIGHTING LEVELS

- Offices: 350 - 500lux
- Main Staircase: 100lux
- Toilets: 200lux
- Reception: n/a
- Lighting Controls: Manual switches

LIFT

- New and bespoke passenger lift serving all floor levels
- Bespoke interior

DATA INSTALLATION

- The data infrastructure for the building will comprise of a single high-speed fibre connection, terminated within the dedicated data rack located in the basement, and distributed via copper cables to all data points on each level
- Fibre splitter shall be provided to each tenant for future use
- Distribution/Outlet Provision: Wall mounted data points and floor boxes (as drawings)
- WAPs: To be provided by tenant

PROTECTIVE INSTALLATIONS

FIRE

- Fire alarm detection: Category L1 to BS 5839

SECURITY

- Door entry system will comprise of video entry systems at main entrances (externally) and connected to caller receiver stations located at each level for tenants
- 'QR' reader allowed at the main entrance for the building granting access to visitors
- Security System
 - Intruder alarm based on door and window contacts, and PIR movement detectors
 - CCTV to main entrances (externally) and main entrance hall
 - App-based Smartspaces system controlling security, access and HVAC

HEALTH & WELLNESS FEATURES

- Hepa filtration units to principal floors
- Openable windows to all floors
- Sensor taps to basins

Further Information

www.40grosvenorgardens.co.uk

Viewings

Strictly by appointment only.

Contacts

Please contact Levy Real Estate or Tuckerman.



Harry Cormack
E harry.cormack@levyrealestate.co.uk D
020 7930 1070
M 07815 463 822

Samantha Jones
E samantha.jones@levyrealestate.co.uk D
020 7747 0140
M 07800 539 387

Megan Carr
E megan.carr@levyrealestate.co.uk
D 020 7477 0143
M 07896 899 798

Guy Bowring
E gbowring@tuckerman.co.uk
D 020 3328 5373
M 07831 185 728

Jade Henson-Amphlett
E jhensona@tuckerman.co.uk
D 020 7222 5511
M 07921 452 727

Scott Fisher
E sfisher@tuckerman.co.uk D
020 3328 5380
M 07890 572 225

Stefan Clifford
Team Director
E stefan.clifford@orbitarchitects.com D
07704 047 227
www.orbitarchitects.com

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP & Tuckerman Commercial Ltd for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP & Tuckerman Commercial Ltd has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. May 2024.

Made by Tayler Reid



