



12-18 Grosvenor Gardens,  
London, SW1W 0DH

**OFFICE TO RENT**  
**6,061 SQ FT**

[tuckerman.co.uk](http://tuckerman.co.uk)  
020 7222 5511



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## Amenities

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Ideal for Medical Use

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New air conditioning

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Metal tiled suspended ceiling

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24 hour access

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Excellent natural light

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Car parking & 4 EV charging points

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Two Self-Contained Entrances

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Two 10 person passenger lifts

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Raised floors

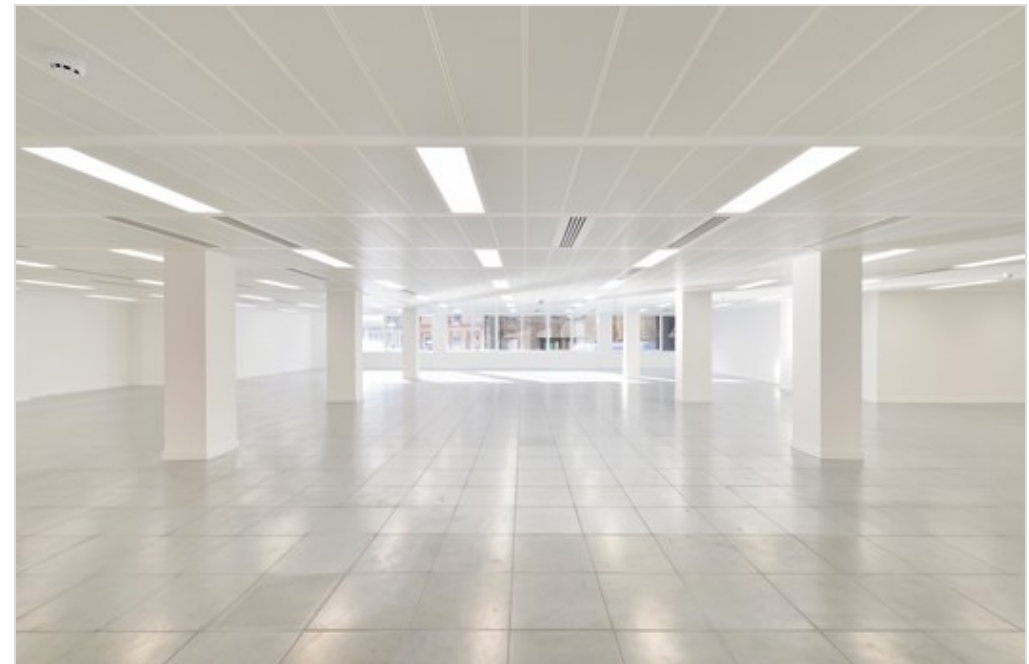
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Impressive manned reception area

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Showers and cycle racks

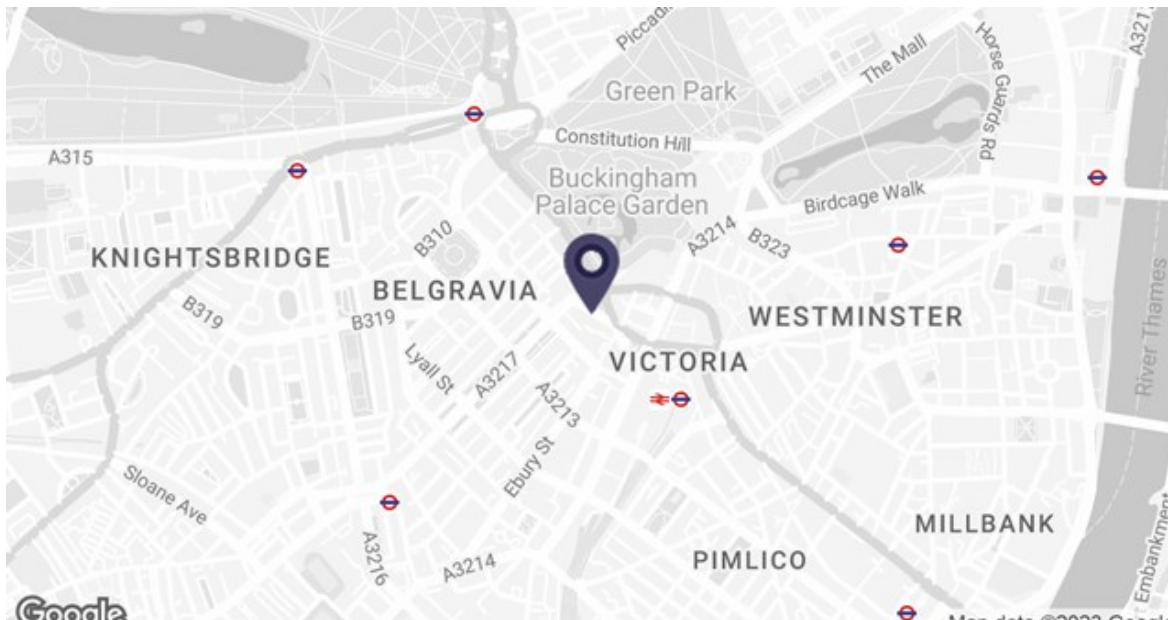
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# Accomodation

| Unit         | Size (sq ft) | Rent (psf) | Bus. Rates (psf) | Srv. Charge (psf) | Total Cost PA | Total Cost PCM | Availability |
|--------------|--------------|------------|------------------|-------------------|---------------|----------------|--------------|
| Ground       | 6,061        | £69.50     | TBC              | TBC               | POA           | POA            | Available    |
| <b>TOTAL</b> | <b>6,061</b> |            |                  |                   |               |                |              |

\*all figures are approximates and exclusive of VAT



## Description

### Self-Contained Office/Medical Suite To Let

Refurbished ground floor office, in Prime Belgravia Position, 2 mins from Victoria Station and 3 mins walk from The Cleveland Clinic. Whilst benefitting from the smart main building reception, the suite also has two self-contained entrances directly in to the floor, making it ideal for a medical user.

Local amenity is excellent, with quality offerings to the rear within Belgravia, including Eccleston Yards, and also to the north within Nova, Cardinal Place and Victoria Street. Victoria Mainline and Underground stations are close by, providing convenient access to the West End, City, Gatwick and the South East. The micro location is a mix of offices, medical, retail, Leisure and prime residential.

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## Further Information

### EPC

Available on request.

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