

**5 Grosvenor Gardens,
London, SW1W 0BD**

PRESTIGIOUS
OFFICE/EDUCATIONAL SELF-
CONTAINED BUILDING ON
GROSVENOR GARDENS

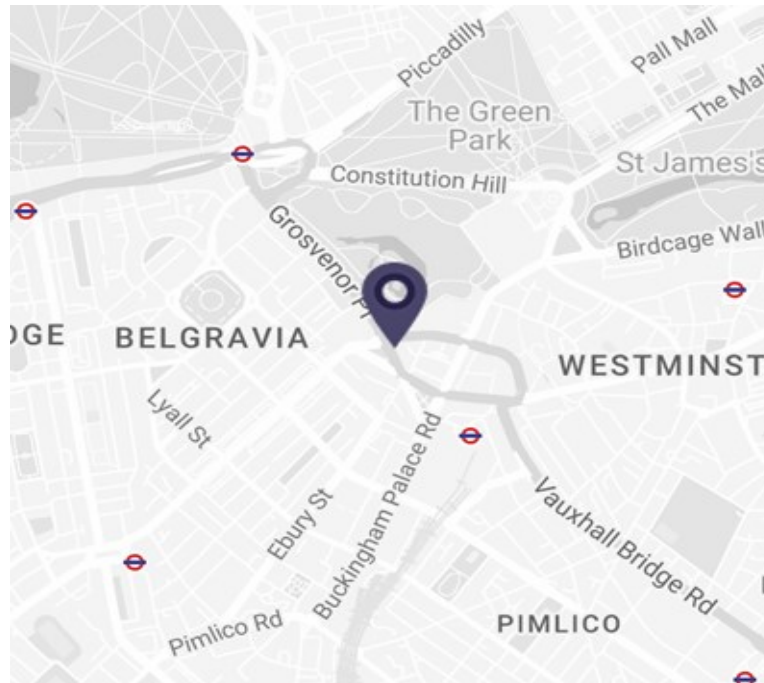


Description

A prestigious self-contained building in the heart of Victoria with accommodation across Lower Ground, Ground and five upper floors. The building benefits from dual use having an existing office and educational user class. The property is currently undergoing a comprehensive refurbishment to improve connectivity in the main building and rear mews. The premises will be delivered in CAT A condition benefitting from a new passenger lift, new air-conditioning system and end of trip facilities.

Location

The property is located on the north side of Grosvenor Gardens and overlooks the heart of Belgravia to the rear. Victoria mainline and underground (District, Circle and Victoria Line) stations are opposite providing excellent communication links throughout London and the South East, with Gatwick half an hour away. Superb local amenity is offered 2 minutes away Nova Quarter (including Timmy Green, Sticks n Sushi and Flight Club) and also within a moment's walk in South Belgravia, including the many offerings at Eccleston Yards.



Amenities

- New air conditioning
- CAT A
- New passenger lift
- End of trip facilities
- Excellent Transport Links
- Period Features

Accommodation

Unit	Size (PSF)
4th Floor	861
3rd Floor	823
2nd Floor	1,103
1st Floor	1,057
Ground Floor	678
Lower Ground Floor	952
Mews - 1st Floor	527
Mews - Ground Floor	592
Mews - Lower Ground Floor	667
TOTAL	7,260

Contacts

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Lease Information

A new lease for a term by arrangement.

Rent

Upon Application.

Service Charge

N/A

Rates

To be confirmed.

EPC

Upon request.

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