



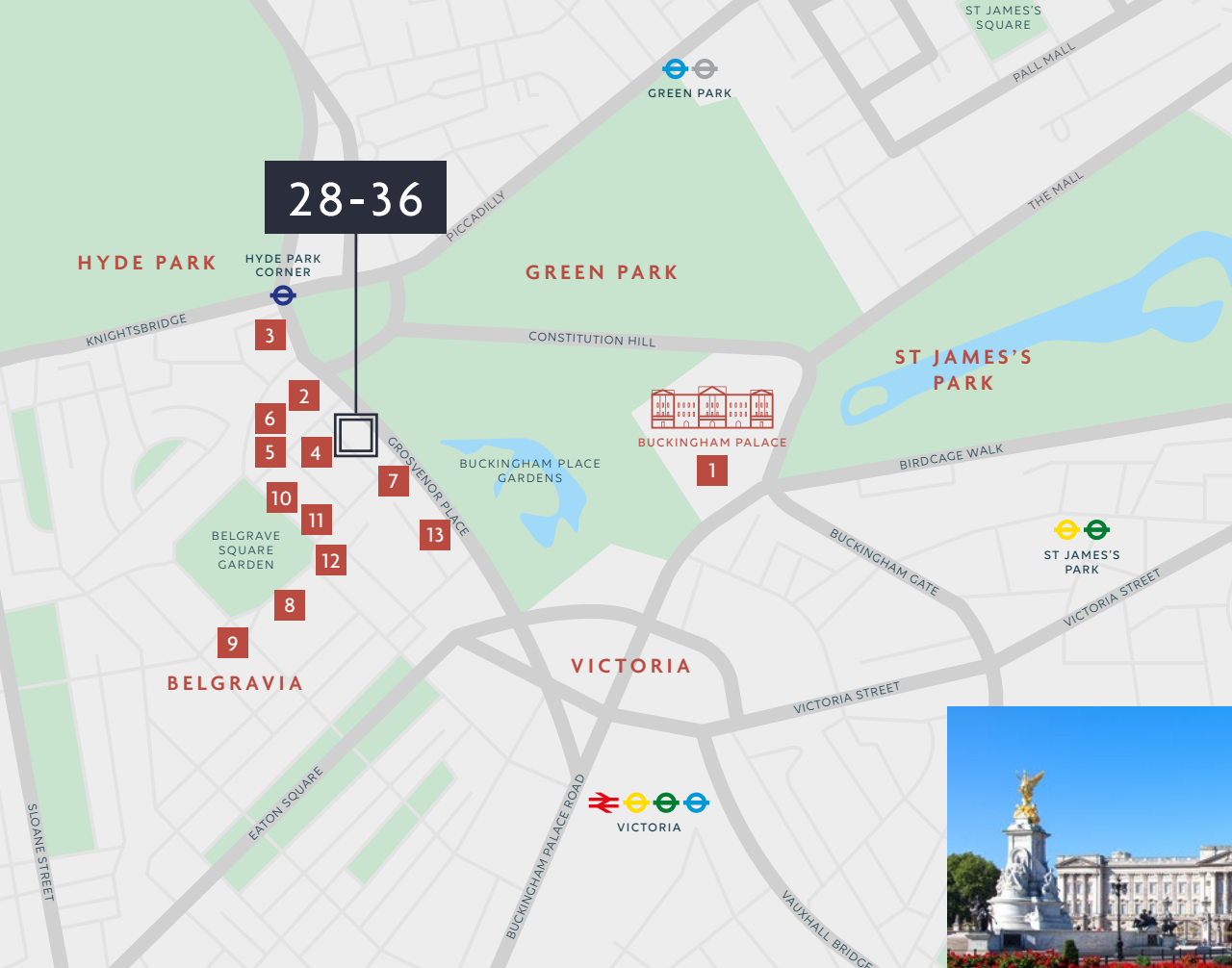
TO LET

## 28-36 HEADFORT PLACE

LONDON SW1X 7DH

ATTRACTIVE BELGRAVIA MEWS OFFICE BUILDING | 5,380 SQ FT  
COMPREHENSIVELY REFURBISHED, AIR CONDITIONED, HIGHLY SPECIFIED  
AND FULLY FITTED | PASSING RENT: £310,000 PER ANNUM  
LEASE TO: JULY 2028

28-36

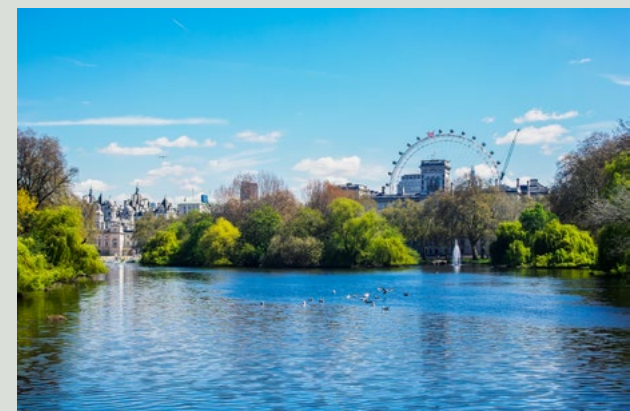


## LOCATION

This attractive mews office building is located in the heart of Belgravia, on the east side of Headfort Place. Headfort Place is a secluded mews, linking Chapel Street and Halkin Place, immediately behind Grosvenor Place. It benefits from excellent local amenities and is less than a 5-minute walk from Hyde Park Corner Underground Station, and approximately a 10-minute walk from Knightsbridge Underground Station and Victoria Station, respectively.

### LOCAL OCCUPIERS

- |   |                        |    |                                  |
|---|------------------------|----|----------------------------------|
| 1 | Buckingham Palace      | 8  | Embassy of Bahrain               |
| 2 | The Peninsula Hotel    | 9  | Embassy of Spain                 |
| 3 | The Lanesborough Hotel | 10 | Malaysian High Commission        |
| 4 | COMO The Halkin Hotel  | 11 | Italian Cultural Institute       |
| 5 | The Caledonian Club    | 12 | Royal College of Defence Studies |
| 6 | Embassy of Belgium     | 13 | Cleveland Clinic                 |
| 7 | Embassy of Ireland     |    |                                  |





# DESCRIPTION

The building is a period mews property that was extensively refurbished in 2017. It provides office accommodation arranged over ground and first floors, with lower ground floor ancillary space.

The office accommodation has been fitted out to an exceptionally high standard, providing an attractive entrance hall, large kitchen and dining area, break out space, WC, a formal board room and a lounge-style meeting room.

The first floor provides open plan office space, two executive offices, an additional kitchen and two large meeting rooms, as well as WC and shower facilities.



The offices benefit from the following specification:



**VRV AIR  
CONDITIONING**



**RAISED  
FLOORS**



**EXPOSED  
RAFTERS**



**EXPOSED  
SERVICES**



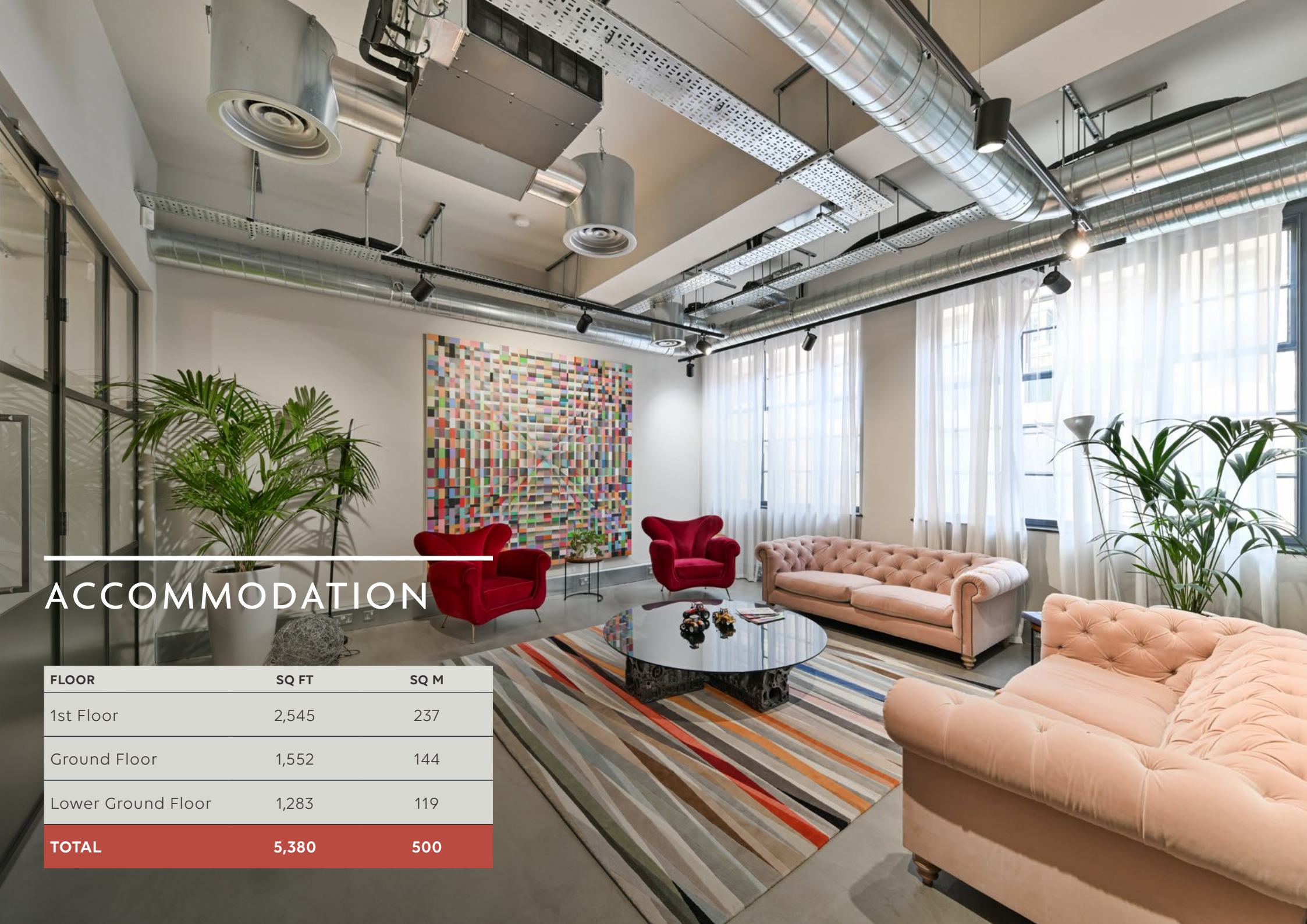
**SUSPENDED  
CEILING LIGHTING**



**EXCELLENT  
NATURAL LIGHT**



**ATTRACTIVE  
COMBINATION OF  
WOODEN AND  
CARPETED FLOORING**



# ACCOMMODATION

FLOOR	SQ FT	SQ M
1st Floor	2,545	237
Ground Floor	1,552	144
Lower Ground Floor	1,283	119
<b>TOTAL</b>	<b>5,380</b>	<b>500</b>



## LEASE

Premium offers are invited for the benefit of an assignment of our client's existing lease which expires in July 2028.

## SERVICE CHARGE

£0.89 per sq ft overall  
(year ending 31st March 2026).

## POSSESSION

June 2025.

## PASSING RENT

The current passing rent is **£310,000 per annum** (excl.), equating to £57.62 per sq ft (excl.) overall.

## BUSINESS RATES

The Rateable Value is **£190,000** and the estimated rates payable are £103,740 in the year ending April 2025.

## EPC

C (68)

# VIEWINGS

Strictly by appointment through sole agents JPW Real Estate



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