

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

NEWLY REFURBISHED OFFICES TO
RENT





Description

20 Grosvenor Gardens is a distinguished Grade II listed property situated at the dynamic intersection of Victoria and Belgravia. Spanning seven floors of refurbished space, this elegant period building offers an ideal opportunity for occupiers seeking a prestigious address with exceptional connectivity. Both fitted, furnished and non-fitted options available.





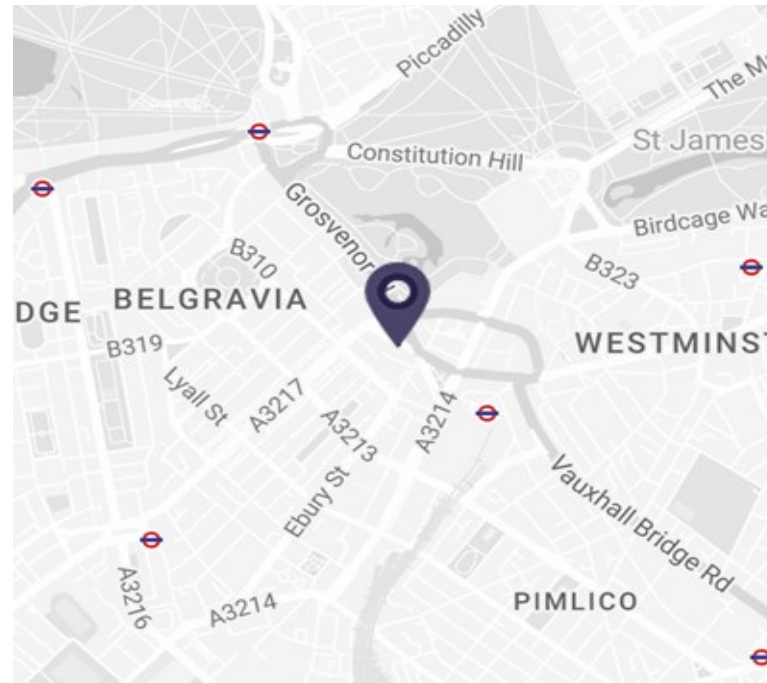


Amenities

- Newly Refurbished
- Fitted Floors
- VRV Air Conditioning
- Excellent Natural Light
- Bike Racks & Showers
- Passenger Lift
- Grade II Listed Property
- Period Features

Location

Extremely well connected with proximity to both Victoria Train, Underground 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.



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
5th (Fitted)	724	£60.00	£22.39	£20.19	£74,267.92	£6,188.99	Available
2nd (Fitted)	1,155	£67.50	£26.94	£20.19	£132,397.65	£11,033.14	Available
Ground (CAT A)	988	£57.50	£26.31	£20.19	£102,752.00	£8,562.67	Available
Lower Ground (CAT A)	1,032	£30.00	£16.17	£20.19	£68,483.52	£5,706.96	Available
Lower Ground (Storage) (CAT A)	100	£10.00	£16.17	£20.19	£4,636.00	£386.33	Available
TOTAL	3,999						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Available by way of a new lease(s) for a term by arrangement.

Rent

£30.00 - £67.50 per sq ft.

Service Charge

£20.19 per sq ft.

Rates

£16.17 - £26.94 per sq ft.

EPC

Available on 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.