

Offering One Year
Rent Free!

THE PURPLE BUILDING



13 GROSVENOR PLACE SW1X 7TS

Self Contained Office Building TO LET

Virtual Tour



WELCOME TO THE PURPLE BUILDING



Location

This stunning Grade II listed building is located on Grosvenor Place – the thoroughfare that connects Victoria to Hyde Park. Overlooking the gardens of Buckingham Palace, the building is equidistant to both Victoria and Hyde Park Underground Stations.

The restaurant and shopping facilities of both Victoria and Knightsbridge are within a ten minute walk.

Accommodation

A mixture of modern and period office accommodation. The building benefits from exceptionally high ceilings on the lower floors and creative spaces dotted around the building. Part of the lower ground floor was an in-house pub!

Lease

An assignment of the existing lease to expire in September 2024. Alternatively, new sub leases (3,000 sq. +) on fully inclusive flexible terms are available.

Rent

Passing Rent	£477,500 per annum / £51.00 per sq. ft.
Business Rates	£182,090 / £20.00 per sq. ft.
Service Charge	Running costs
Total (Excluding running costs)	£659,590 per annum / £54,966 per calendar month



9,325 sq. ft. of stunning creative self contained offices close to Victoria

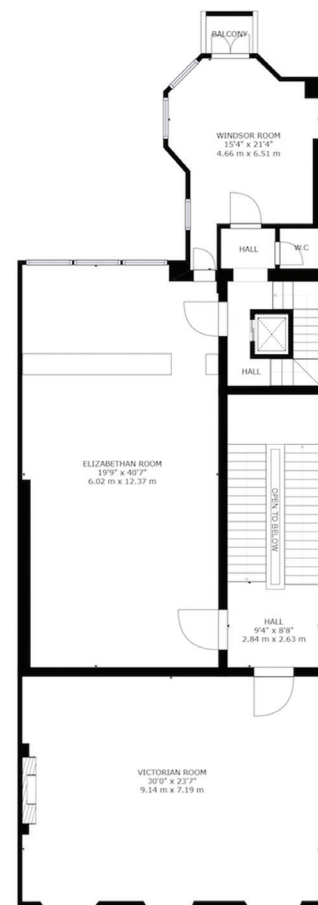
Dolls House



Floor Areas

Lower Ground:	2,582 sq. ft. / 240 sq. m.
Ground Floor:	1,285 sq. ft. / 119 sq. m.
First Floor:	1,568 sq. ft. / 146 sq. m.
Second Floor:	1,321 sq. ft. / 123 sq. m.
Third Floor:	1,245 sq. ft. / 116 sq. m.
Fourth Floor:	1,324 sq. ft. / 123 sq. m.
Total:	9,325 sq. ft. / 866 sq. m.

Typical Floor Plan



Amenities

- Exceptionally high floor to ceiling height on ground floor (4.3m) & first floor (4.6m)
- Exceptional natural light
- Outside courtyard
- Automatic passenger lift
- Air conditioning
- Underfloor trunking
- Bike racks
- Carpeted throughout
- Perimeter trunking
- Kitchenette and storage area
- Breakout area on the lower ground floor
- 2 x 100 MB fibre lines

Virtual Tour





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Photo © Peter Trimming (cc-by-sa/2.0)



Viewings strictly by appointment through joint agents:



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