

22 GROSVENOR GARDENS, LONDON SW1W 0DH

TUCKERMAN
CHARTERED SURVEYORS

OFFICE TO RENT | 1,196 SQ FT | £79.50 PER SQ FT.



VICTORIA'S EXPERT PROPERTY ADVISORS

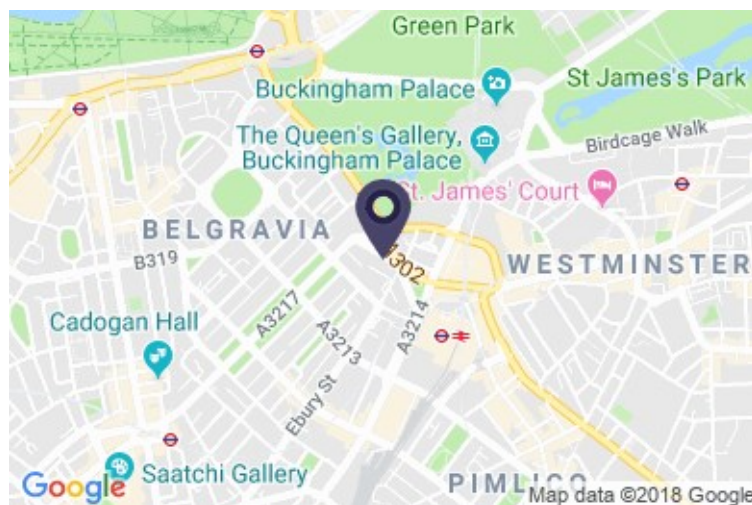
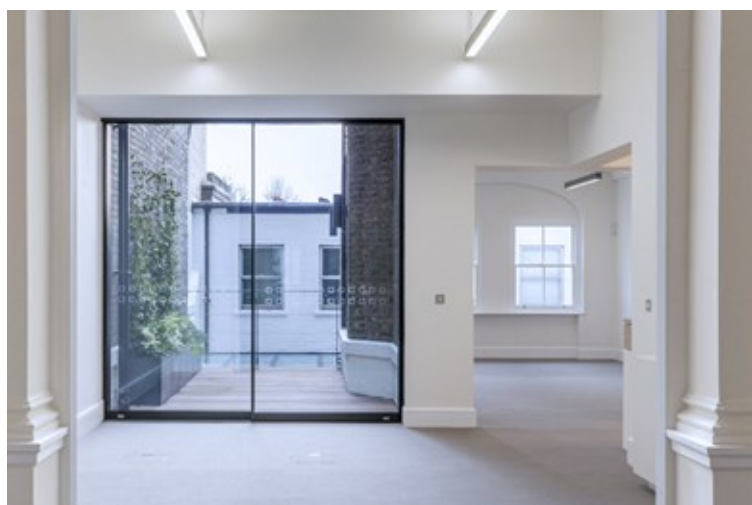
TUCKERMAN.CO.UK



TUCKERMAN

1 CASTLE LANE, VICTORIA,
LONDON SW1E 6DR

T (0) 20 7222 5511

EXTENSIVELY REFURBISHED CONTEMPORARY OFFICE BEHIND PERIOD FACADE

DESCRIPTION

An inspired Grosvenor development that has transformed a Thomas Cundy Grade II listed gem into an elegant and sophisticated fusion of high spec modern office space and heritage accommodation.

This iconic building lies in the heart of South Belgravia within the Grosvenor Gardens Conservation Area, just two minutes' walk from Victoria Station and the amenities of South Belgravia, including the Nova Food Quarter and Eccleston Yards.

AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
1st	1,196	Available
Terrace	163	Available
TOTAL	1,359	

AMENITIES

- 6,411 sq ft building over lower ground to fifth floors
- 1:10 sq m occupation density
- Private west-facing terrace
- Typical 3m floor to ceiling height with 4.2m on the first floor
- Restored heritage features
- Mix of flood-wired perimeter and underfloor trunking
- Secure cycle storage (9 foldable cycle lockers, 4 cycle spaces) and 14 lockers
- Two showers
- VRF comfort cooling

TERMS

RENT	RATES	S/C
£79.50 per sq ft.	TBC	TBC
Available by way of a new lease direct from the Freeholder for a term by arrangement		

WEBSITE
GET IN TOUCH

GUY BOWRING	HARRIET DE FREITAS	WILL FOSTER
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