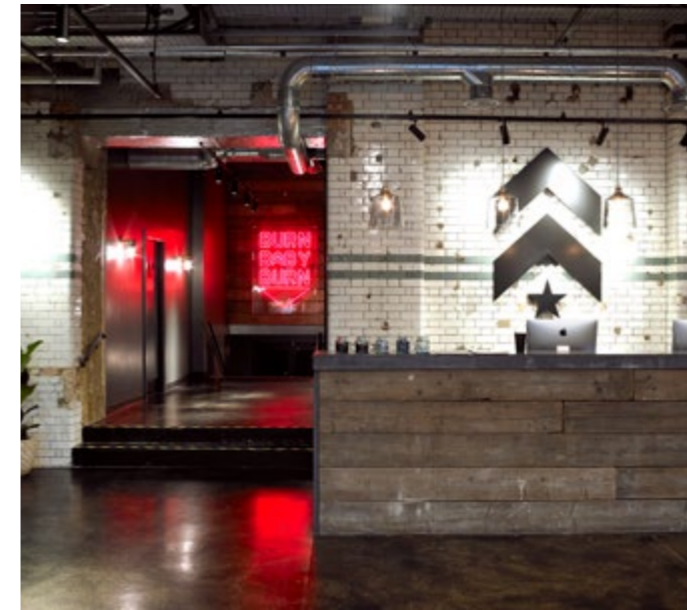


ECCLE
STON
YARDS

11 ECCLESTON
STREET

ECCLESTON STREET SITS NESTLED WITHIN AN INNOVATIVE AND VIBRANT AREA MERGING THE BOUNDARIES OF VICTORIA AND BELGRAVIA.



Eccleston Street, surrounded by Chelsea and Pimlico, connects the thriving urban village of Belgravia to the bustling commuter hub of Victoria Station just minutes away. The energetic destination is home to an array of independent retailers, amenities, restaurants and cafés that serve a diverse community of residents, visitors and nearby workers.

Clockwise from top left:
Barry's - 16 Eccleston Yard,
Eccleston Street,
Light Centre - 9 Eccleston Street,
Tomtom Mess Hall - 14 Eccleston Street.

11 ECCLESTON STREET
IS LOCATED AMONG
EXCITING OCCUPIERS
INCLUDING RUN AND
BECOME, BOISDALE,
BARRY'S BOOTCAMP
AND TART LONDON.



SOUTH BELGRAVIA

South Belgravia has emerged as a new neighbourhood for London. Connecting Victoria in the south, to the 'traditional' Belgravia in the north, the area has been transformed. The public realm has been renewed. Retail, leisure and commercial reimagined. Buildings have been restored and new ones built from scratch.



Clockwise from top left: The Jones Family Kitchen - 7-8 Eccleston Yard, Dominique Ansel Bakery - 17 Elizabeth Street, La Bottega - 25 Eccleston Street, Eccleston Street.



Within the immediate residential population

70%*

are either 'Highest earning consumers' or 'Affluent younger consumers' with large disposable incomes.

*Acorn CACI groupings, December 2017



During 2016-17 there were

76 MILLION*

entries and exits at nearby Victoria station.

*Data taken from the Office of Rail and Road station usage 2016-17



Within a 15 min walk there is a worker population of over

85,000*

*Data from ONS 2016

"The eclectic mix of independent boutiques and restaurants makes for a thriving and vibrant community. Having been in the area as a retailer for six years, Belgravia is a stunning area and a delightful place to work."

Donna Ida Thornton, CEO of Donna Ida



Donna Ida - 40 Elizabeth Street

NEARBY VICTORIA'S RECENT FACE-LIFT HAS RADICALLY TRANSFORMED THE AREA. NOW ONE OF LONDON'S MOST DESIRABLE WORKING LOCATIONS, IT'S A HUB OF INTERNATIONAL COMPANIES, WORLD-CLASS AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS. IT'S ALSO CLOSE TO SOME OF LONDON'S MOST FAMOUS GREEN SPACES, A FANTASTIC ARRAY OF EATERIES AT THE VIBRANT NOVA FOOD QUARTER AND A MYRIAD OF CULTURAL ATTRACTIONS.

Minutes Walk	Worker Population	Residential Population
0-2	1,355	396
0-5	10,037	2,277
0-10	44,956	11,807
0-15	84,811	35,414

OFFICES IN THE AREA

Armani	John Lewis
American Express	Moët Hennessy
Boeing	Telegraph
Sky	Media Group
Deutsche Bank	PA Consulting
Google UK Ltd	Rolls Royce
Channel 4	Tom Ford
Jimmy Choo	

HOTELS IN THE AREA

The Goring	The Hari
Hotel 41	The Berkeley
The Z Hotel	The Lanesborough
The Nadler	



Eccleston Street is within two minutes' walk to Victoria station with its excellent transports links to London's underground network via Victoria, Circle and District Lines. Victoria Main Line provides access to Gatwick Airport, the south and south east of the country.

A HOME FOR INNOVATIVE ENTREPRENEURS AND CREATIVE TALENT

Clockwise from top right:
Re:Mind - 25A Eccleston Place,
Boisdale - 15 Eccleston Street,
The Jones Family Kitchen - 7-8 Eccleston Yard
Run and Become - 4 Eccleston Street.



“As a tenant of Grosvenor for nearly 20 years I have always enjoyed a personal and cooperative relationship with our landlord. Belgravia is a special place for us and for our customers, with its low skies, charming streets and buildings, close access to the hubbub of Victoria and unique reputation in London. As a consequence we meet the whole world coming through our little village...”

Tom Assheton,
Owner of Tomtom



Tomtom Mess Hall -
14 Eccleston Street



ECCLESTON YARDS

Eccleston Street borders one side of Eccleston Yards which serves as the linchpin of South Belgravia, drawing people into the new neighbourhood. From Victoria through Eccleston Street and Eccleston Place, to Elizabeth Street and up to Belgravia, it's a place where ideas and innovation converge. An area renowned for balancing creative with commercial as public space, retail, residential and offices combine to create an energised community. At Eccleston Yards, people gather in a new type of market, trading the

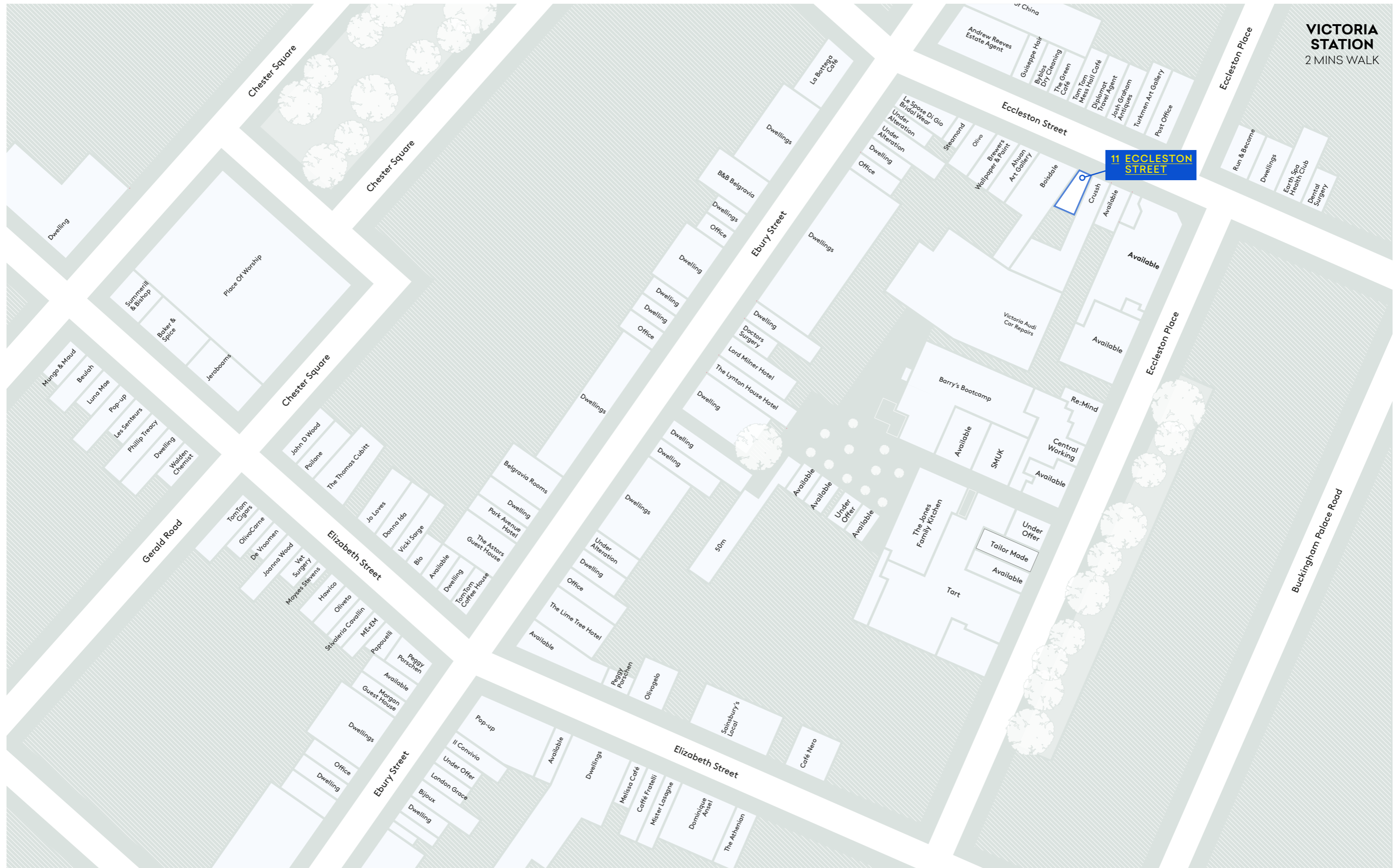
future – experience, creativity, tech, multi-use business and commerce. Occupants within Eccleston Yards include **Barry's Bootcamp**, **Tart London**, **Re:Mind Yoga & Meditation Studio**, **SMUK beauty bar**, **Tailor Made**, and **The Jones Family Project** to name a few. The spirited environment and the products created there are world famous. Creating a blueprint for future urban living, wellbeing is at the core of the Yards' philosophy with live/work/play environments and services that bring people together.



Above: Eccleston Yards

GROSVENOR IS GROUNDED BY ITS 'LIVING CITIES' STRATEGY THAT ENDEAVOURS TO CREATE, INVEST AND MANAGE AN INTERNATIONALLY DIVERSIFIED GROUP OF PROPERTIES AND PLACES THAT CONTRIBUTE TO THE ENDURING SUCCESS OF CITIES.

A core asset to this portfolio is the London estate, first developed in the early 18th century and still actively managed today. Belgravia and Mayfair now have a global reputation, reflecting their position for centuries as being amongst the most desirable residential quarters of London. Today they are truly evolving retail destinations – to maintain that reputation, Grosvenor constantly seeks to improve these neighbourhoods, refreshing buildings and nurturing the public realm to actively create a sense of place.





11 Eccleston Street is arranged over two generous floors covering a total area of 982 sq ft. The ground floor is framed by a large window on the street-front, and French glass doors at the back, allowing for a bright space flooded by natural light.

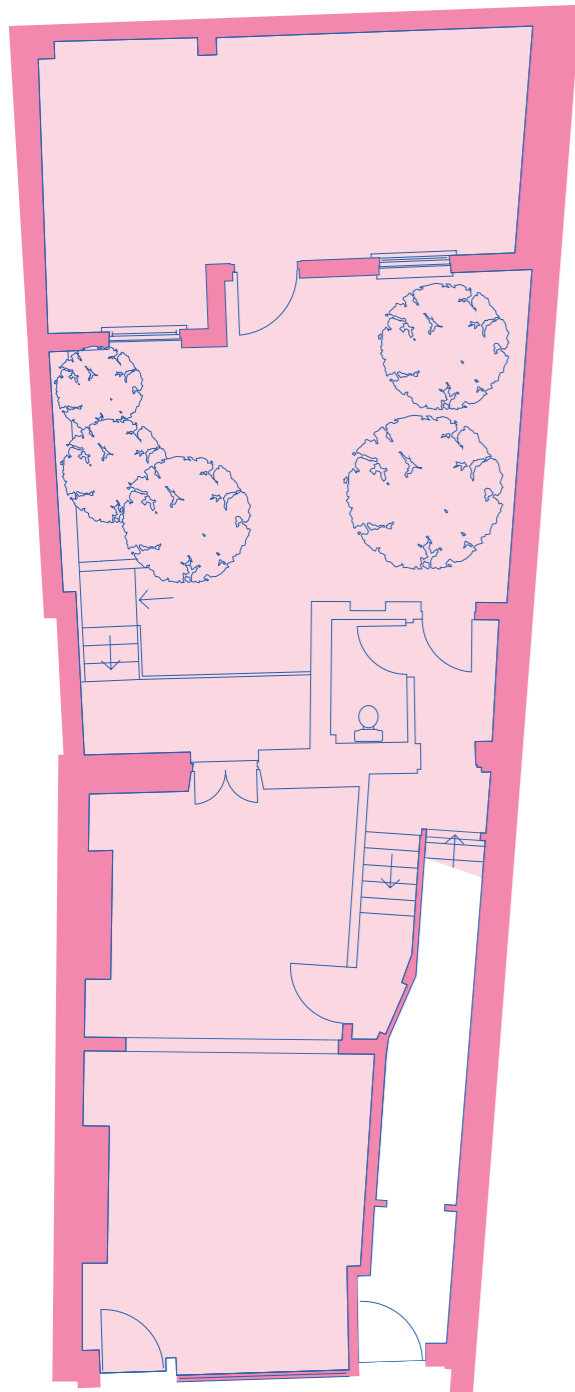
These doors at the rear of the showroom open to a delightful landscaped courtyard and an additional enclosed rear space of 225 sq ft, perfect for a studio or tranquil office. There is also an additional access point to the courtyard from the shop.

The large lower ground level spans 390 sq ft, and benefits from two generous rooms with some natural light, as well as a separate bathroom unit.

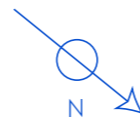
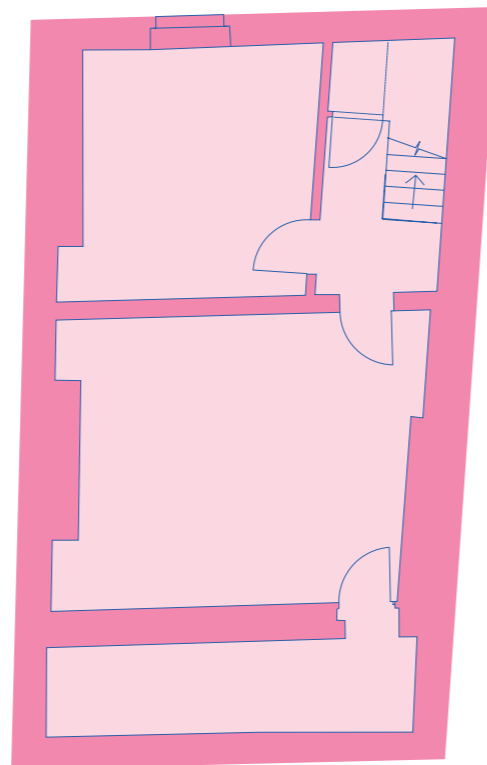
The unit has been white boxed and benefits from A1 planning consent.

11 ECCLESTON STREET

Ground Floor Plan:



Lower Ground Floor Plan:



LEASE DETAILS:

A1 retail unit.

Area :

- Ground Floor Sales: 367 sq ft (34 sq m)
- Ground Floor Rear: 225 sq ft (21 sq m)
- Lower Ground Floor: 390 sq ft (36 sq m)
- **TOTAL: 982 sq ft (91 sq m)**

→ **Courtyard: 309 sq ft (29 sq m)**

Specification:

The unit has been white-boxed.

Rent:

- £60,000 pax

Service Information:

- Power provision: Gas and electric
- Gas supply size: U6 - 60m³/hr
- Water supply: 15mm diameter
- Electrical supply: 100A Single Phase
- Drainage capacity: Sufficient for A1 unit

Lease Terms:

The unit will be available on standard Grosvenor terms. The lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC Rating: **C - 53**

VIEWINGS:

Strictly by appointment through the agents.

Agent contact details:



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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Grosvenor's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to variations. 7 Eccleston Street is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Bruce Gillingham Pollard or Colliers International to ascertain the availability of any particular property. April 2018.

SOUTH

BELGRAVIA



GROSVENOR