

CCC House, 11A West Halkin Street, Belgravia, London SW1



Fully Fitted Medical Centre or Private Health Club & Spa

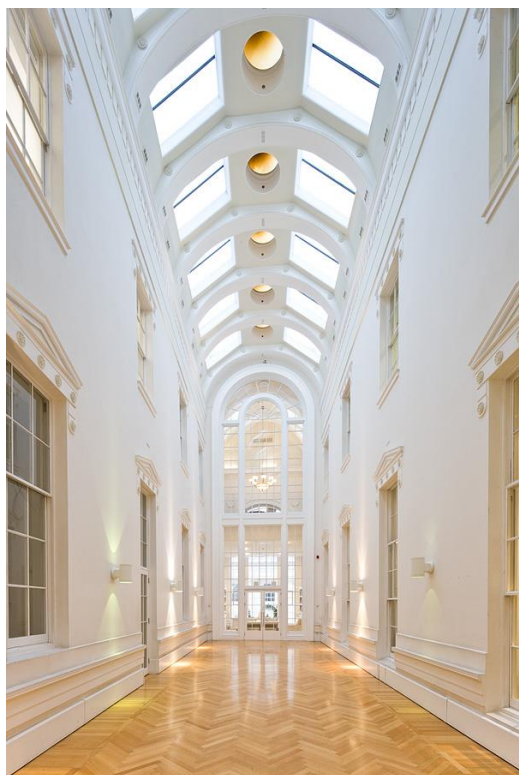
(Suitable for spas, gyms, healthcare & wellbeing clinics or similar uses)

2,641 sq. ft/ 5,297 sq. ft/ 10,931 sq. ft – To Be Let

Location

The premises were formerly known as Grace Belgravia, located on the north side of West Halkin Street adjacent to the Motcomb Street “Village” with its boutique shops, restaurants and cafés in the heart of Belgravia. Knightsbridge and Hyde Park Corner underground stations are both close-by.

020 7522 8500



- Architecturally interesting space
- 2 central atria
- High ceilings to part (over 4 metres)
- Air conditioned
- Fully fitted private health club
- Catering kitchen
- Fitness & healthcare equipment available by arrangement.

Accommodation

The available accommodation comprises the entire first floor and mezzanine centred around 2 impressive central atria and benefitting from its own independent ground floor entrance. The approximate net internal floor areas are:-

First Floor	8,290 sq. ft
Mezzanine	<u>2,641</u> sq. ft
Total	10,931 sq. ft

Lease

A new lease is available direct with the owners.

Rent

Price on application.

Business Rates

The Valuation Office website lists the Rateable Value for the Mezz and 1st floor at £392,500. This will need to be re-assessed if the premises is divided up. All interested parties should make their own enquiries.

Service Charge

The current service charge is running at approximately £10.00 per sq. ft.

Planning

The current planning consent is for Class B1 offices with a personal consent for a private health club (Class D1). Applicants will need to verify that their proposed use is suitable and renew the D1 use if required.

EPC

To be provided.

Viewings

By appointment with the sole agent **MELLERSH & HARDING LLP**

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