

# 12-18 GROSVENOR GARDENS, LONDON SW1W 0DH

**Tuckerman**  
CHARTERED SURVEYORS

OFFICE TO RENT | 3,247 - 14,527 SQ FT | UPON APPLICATION.



**VICTORIA'S EXPERT PROPERTY ADVISORS**

TUCKERMAN.CO.UK

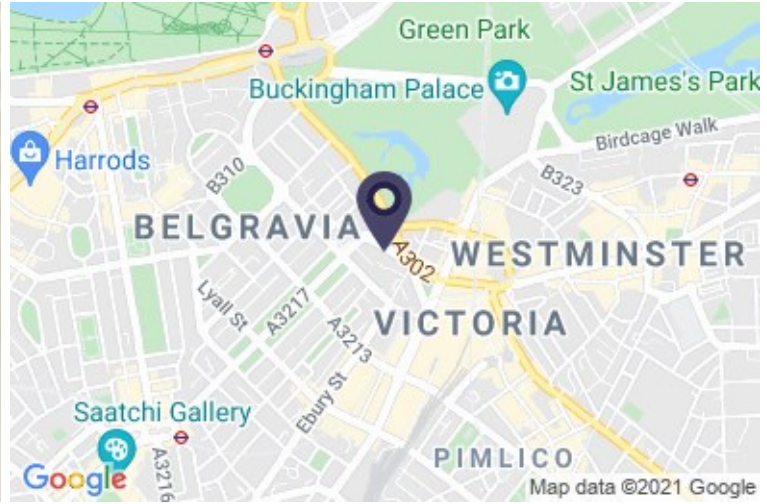


**TUCKERMAN**

1 CASTLE LANE, VICTORIA,  
LONDON SW1E 6DR

**T (0) 20 7222 5511**

**SUPERB OFFICE SUITES TO LET WITHIN MINUTES OF VICTORIA STATION**



**DESCRIPTION**

This Belgravia property is located on the south side of Grosvenor Gardens, between its junctions with Ebury Street and Hobart Place, and less than 2 minutes walk from Victoria Mainline and Underground Stations. Local amenity is excellent, with high quality offerings to the rear within Belgravia, including Eccleston Yards, and also to the north within Nova Quarter.

The space available comprises the ground, 4th and 5th floors of this unique modern office building, constructed behind a period facade. The upper floors benefit from superb views across Belgravia whilst the ground benefits from two self contained entrances in addition to the main reception.

**AVAILABILITY**

FLOOR	SIZE (SQ FT)	AVAILABILITY
Ground	6,061	Jan 2022
Fourth	5,219	Feb 2022
Fifth	3,247	Feb 2022
<b>TOTAL</b>	<b>14,527</b>	

**AMENITIES**

- VRV air conditioning
- Two 10 person passenger lifts
- Metal tiled suspended ceiling
- Raised floors
- 24 hour access
- Impressive manned reception area
- Excellent natural light
- Showers and cycle racks
- Car parking

**TERMS**

RENT	RATES	S/C
Upon application.	G: TBC, 4th: £19.11 psf, 5th: £16.07 psf	To be confirmed.
Available by way of a new lease(s) for a term by arrangement.		

**EPC**  
Available upon request.

**LINKS**

**GET IN TOUCH**

GUY BOWRING	OSCAR HOLMES
Tuckerman t: 020 3328 5373   m: 07831 185 728 gbowring@tuckerman.co.uk	Tuckerman t: 020 3328 5383   m: 07921 452727 oholmes@tuckerman.co.uk