

TWENTY TWO

GROSVENOR GARDENS





**& PLUG
PLAY**

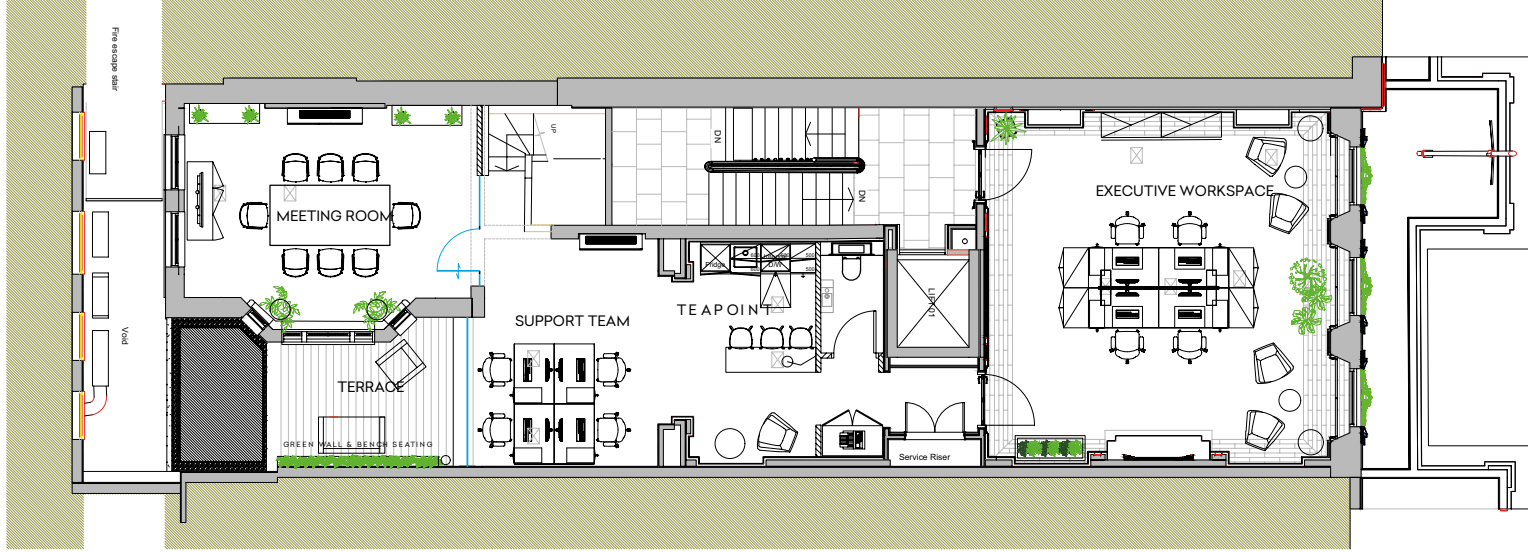
1,196 sq ft available
Fully fitted | Flexible | Space for you



**Fully fitted office
accommodation ready for
immediate occupation.**



				
FULLY FURNISHED	MEETING SPACE	CABLED WORK STATIONS	GROSVENOR	SHORT FORM FLEXIBLE LEASES
				
KITCHENETTE	YOUR OWN BRANDED OFFICES	COMMUNAL FACILITIES INCLUDING SHOWERS & BIKE RACKS	BREAKOUT AREA	FIRST FLOOR TERRACE



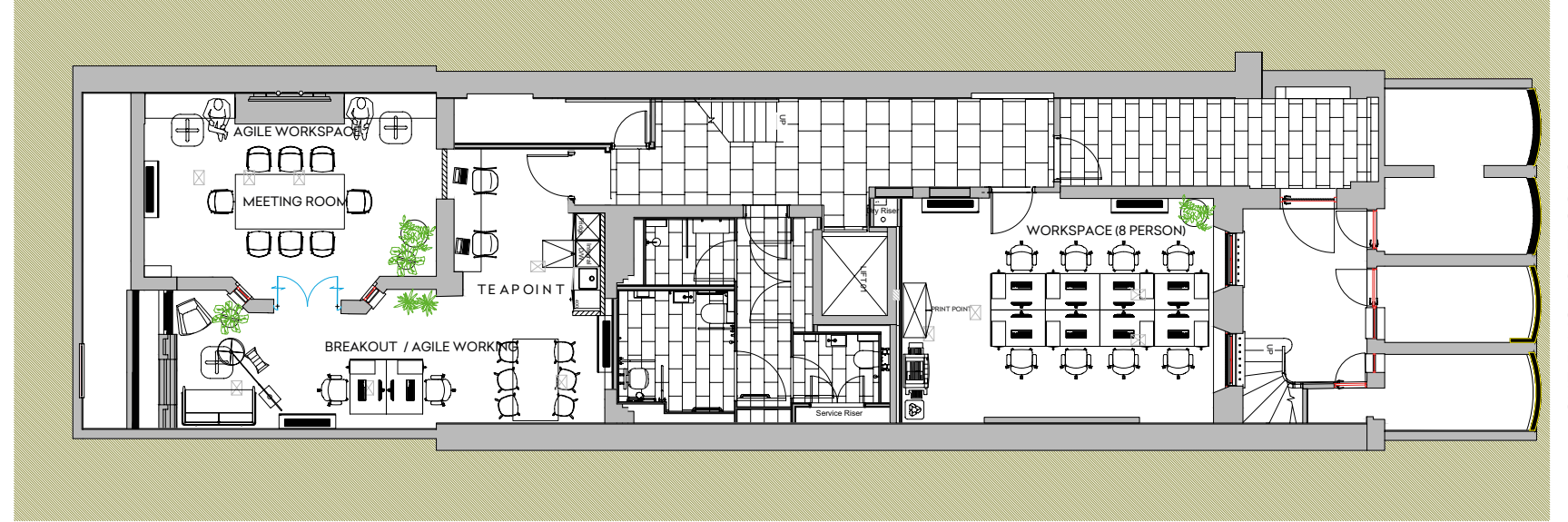
UNDER OFFER

FIRST FLOOR

1,196 SQ FT

- 4 x executive desks with room to grow
- 4 x work stations
- 1 x tea point
- 1 x terrace
- 1 x meeting room
- 1 x private WC

GROSVENOR GARDENS

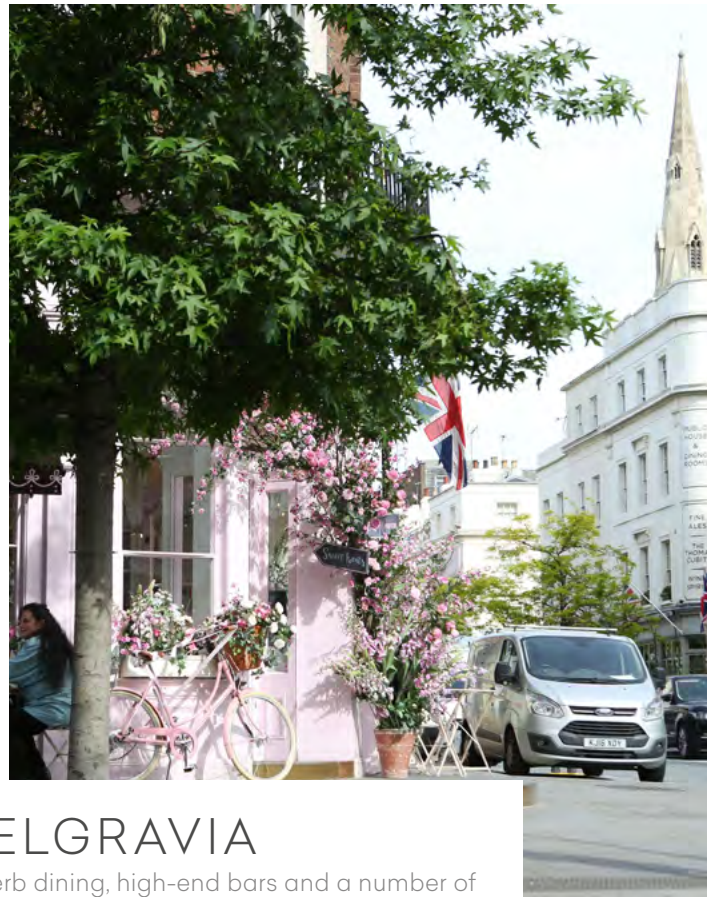


LOWER GROUND FLOOR

1,033 SQ FT

- 10 x executive desks with room to grow
- 1 x meeting room
- 1 x tea point
- 1 x touchdown bench
- 1 x breakout space

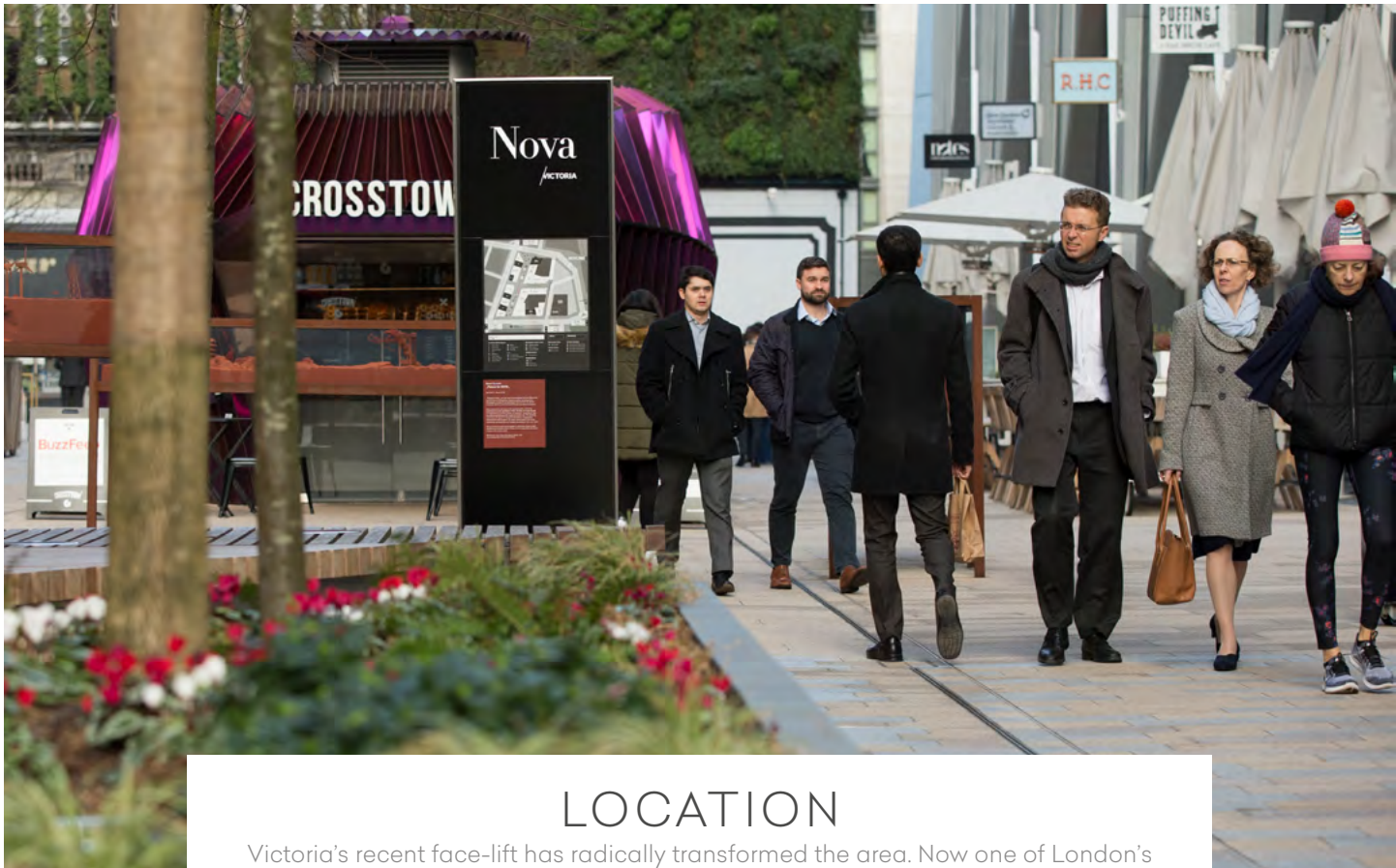
GROSVENOR GARDENS



SOUTH BELGRAVIA

One of London's finest locations, with superb dining, high-end bars and a number of independent retailers. Barry's Bootcamp and Central Working have recently opened in the exciting new destination, Eccleston Yards, and less than a minutes' walk away, you will find a fantastic array of 18 eateries at Victoria's foodie hub, the vibrant Nova Food Quarter.





LOCATION

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, the ever-popular boutique shops of Elizabeth Street and a myriad of cultural attractions.



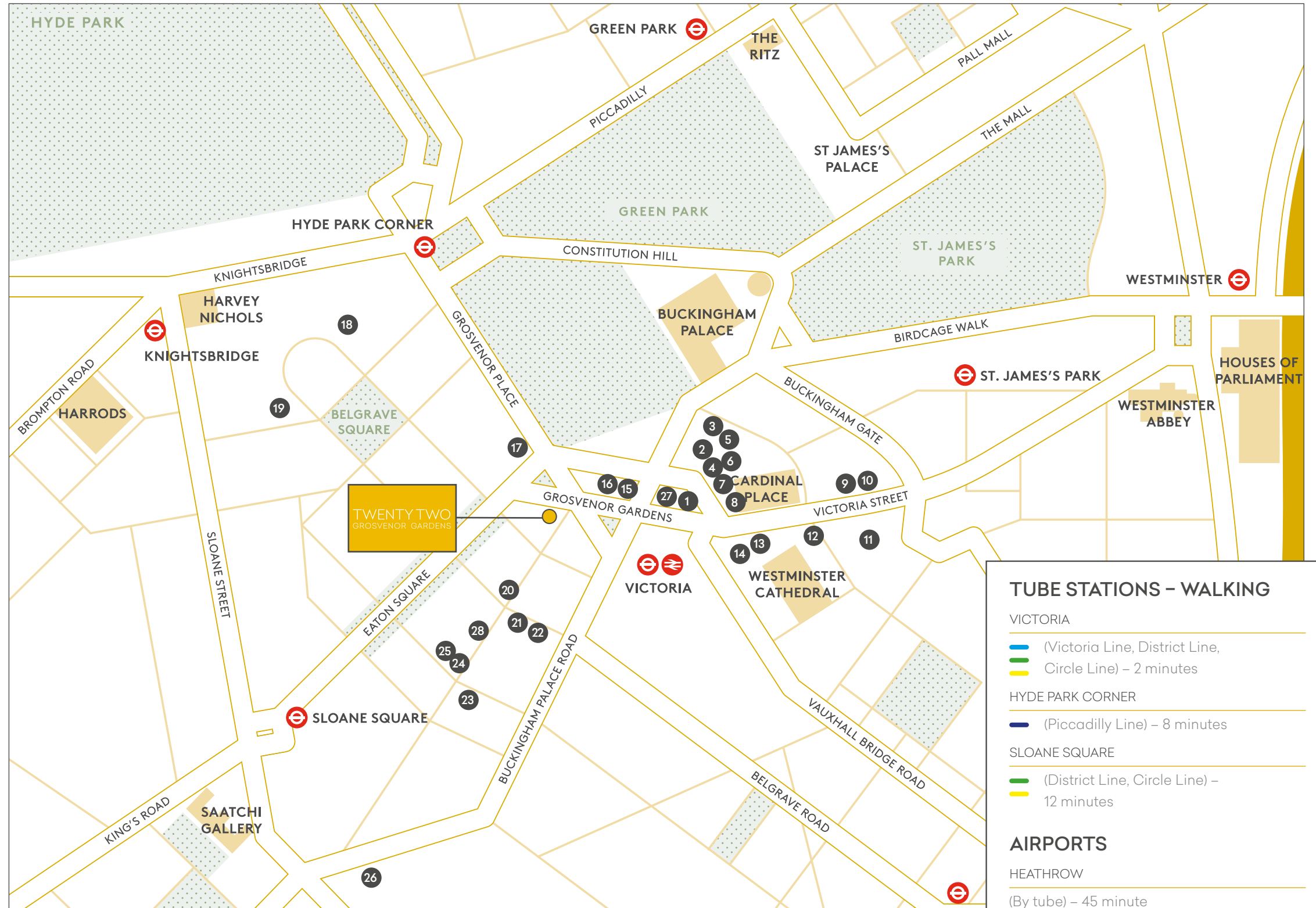
TRANSPORT

With a comprehensive network of train, tube and bus links throughout the city, the country and directly to Gatwick airport, Victoria is one of the easiest destinations to reach in central London.



LOCAL AREA AMENITY

- 1 Greenwood
- 2 H2 Gym
- 3 The Nadler Victoria
- 4 Pure Gym
- 5 Notes Coffee
- 6 Wagamama
- 7 Bill's
- 8 Marks & Spencer
- 9 Iberica
- 10 Little Waitrose
- 11 Gym Box
- 12 Pret
- 13 Itsu
- 14 Evans Cycles
- 15 Maverick
- 16 The Goring
- 17 Mango Tree
- 18 The Grenadier Pub
- 19 Ottolenghi
- 20 Food Filosophy
- 21 Olivo
- 22 Boisdale of Belgravia
- 23 Dominique Ansel bakery
- 24 Tom Tom Coffee
- 25 The Thomas Cubitt
- 26 The Orange Pub
- 27 Nova Food Quarter including:
Aster · Hai Cenato · Stoke House
Timmy Green · Rail House Café
- 28 Eccleston Yards including:
50m · Barry's · Batonnage Wine Bar · Central Working · HotPod · Yoga · LondonCryo · MasterPeace · Morena · Ole & Steen · Over Glam · PDP London Architects · Re:Mind Studio · Studio Pottery London · SMUK · Tailor Made · The Jones Family Kitchen · Wild by Tart



TUBE STATIONS - WALKING

VICTORIA

- (Victoria Line, District Line, Circle Line) – 2 minutes

HYDE PARK CORNER

- (Piccadilly Line) – 8 minutes

SLOANE SQUARE

- (District Line, Circle Line) – 12 minutes

AIRPORTS

HEATHROW

- (By tube) – 45 minute

GATWICK

- (By train) – 30 minutes



GROSVENOR



William Foster

020 7861 1191

william.foster@knightfrank.com

Kathryn Cripps

020 7861 1196

kathryn.cripps@knightfrank.com

TUCKERMAN

CHARTERED SURVEYORS

Harriet De Freitas

020 3328 53830

hdefreitas@tuckerman.co.uk

Guy Bowring

020 3328 5373

gbowring@tuckerman.co.uk

22grosvenorgardens.com

Misrepresentation act 1967: Knight Frank and Tuckerman for themselves and for the vendors (or lessors) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are relied on as statement or representations of fact. 3. Any intending purchaser or leasee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendors (or lessors) do not make or give Knight Frank, Tuckerman nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rent are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. NOVEMBER 2019.