

# TWENTY TWO

GROSVENOR GARDENS

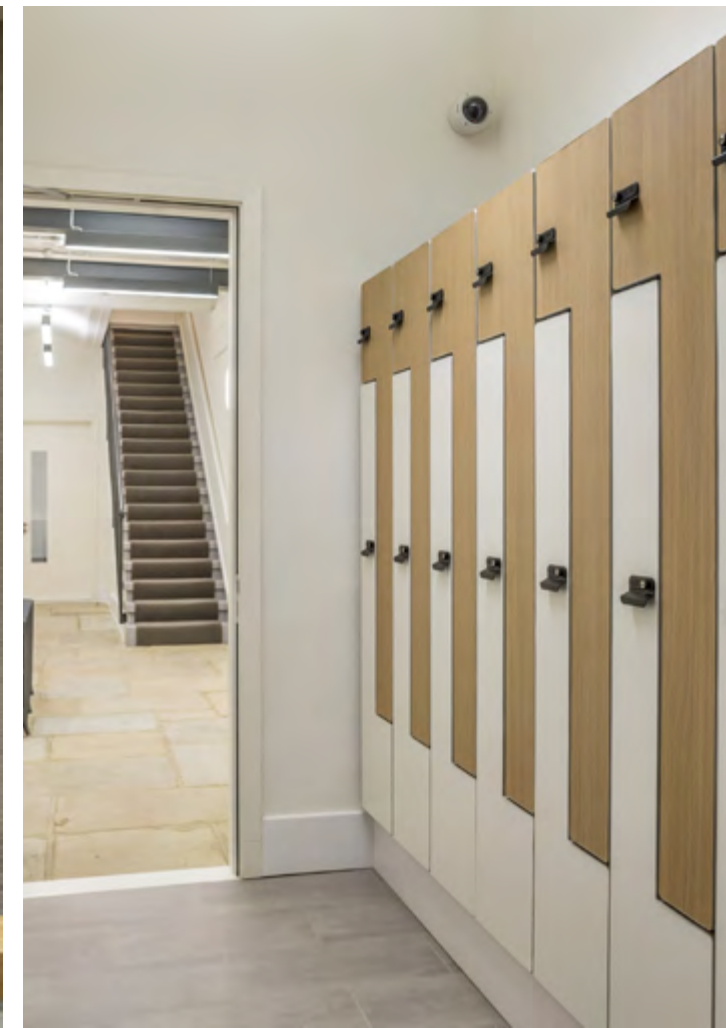
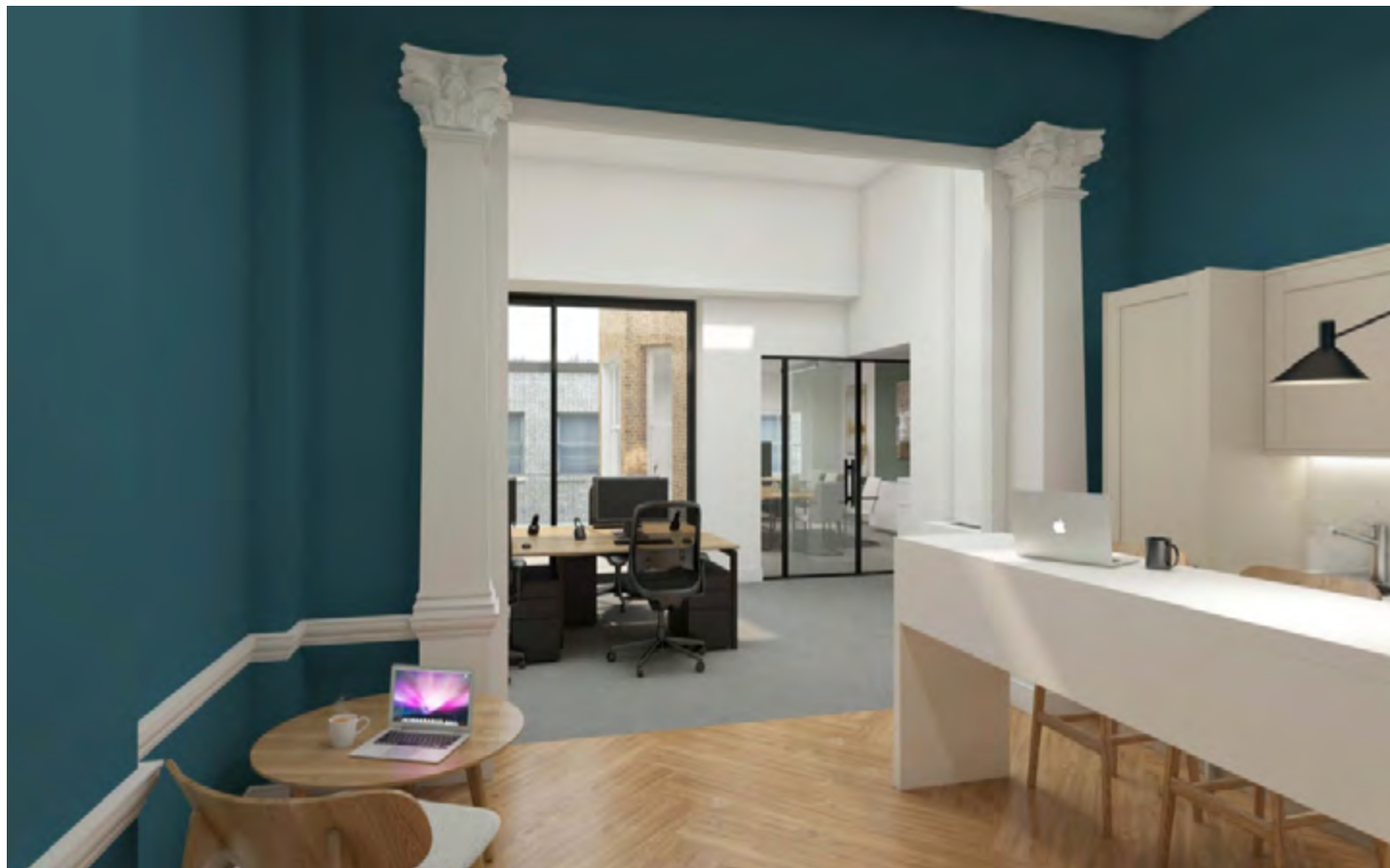
**PLUG  
& PLAY**











**2,229 sq ft available**

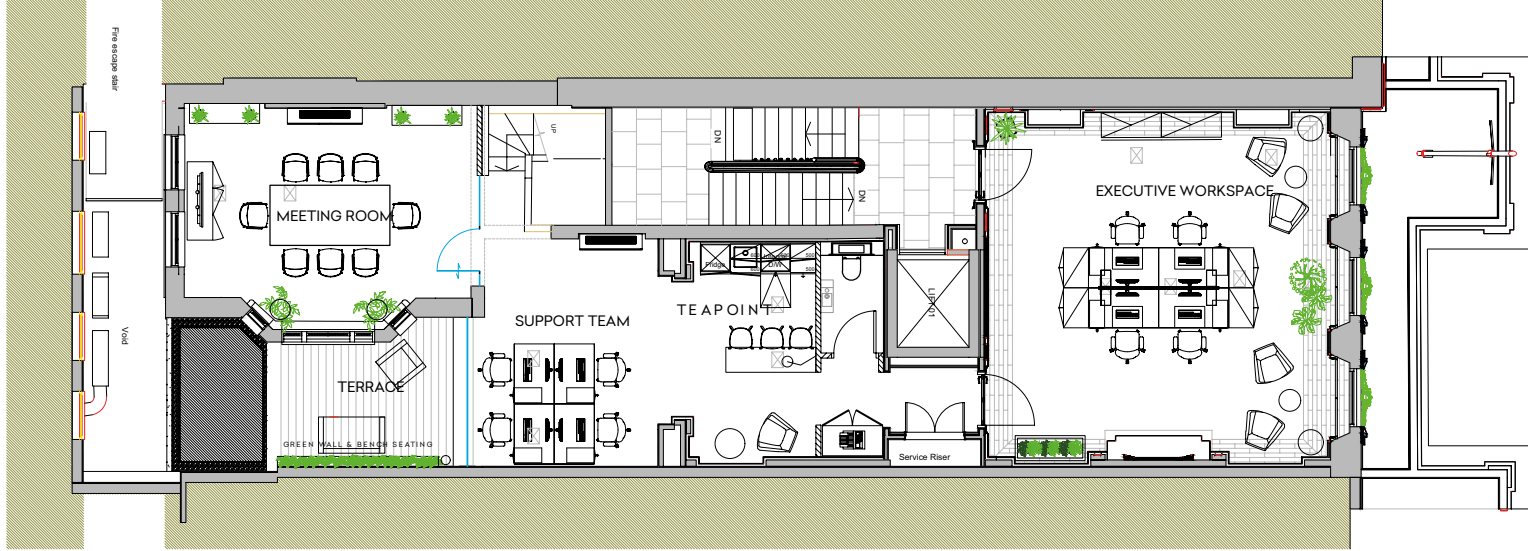
Fully fitted | Flexible | Space for you



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



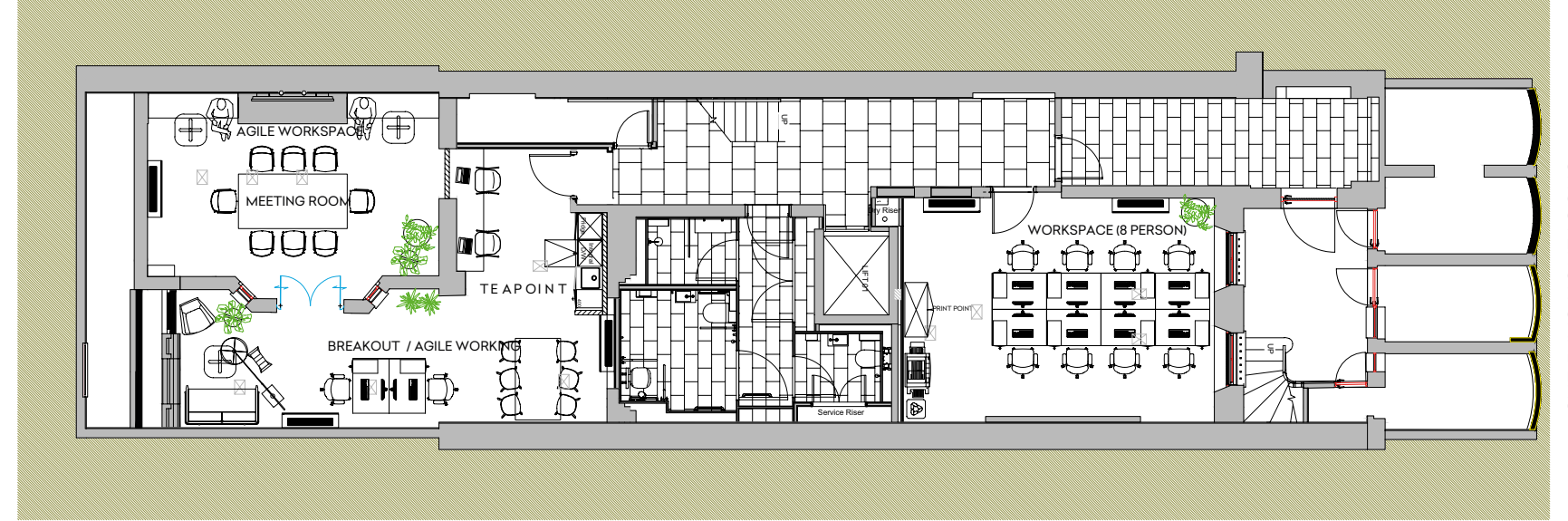
|  |   |   |  |   |
|--|---|---|--|---|
| <br>FULLY FURNISHED | <br>MEETING SPACE            | <br>CABLED WORK STATIONS                               | <br>GROSVENOR     | <br>SHORT FORM FLEXIBLE LEASES |
| <br>KITCHENETTE     | <br>YOUR OWN BRANDED OFFICES | <br>COMMUNAL FACILITIES INCLUDING SHOWERS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



## 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

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## 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

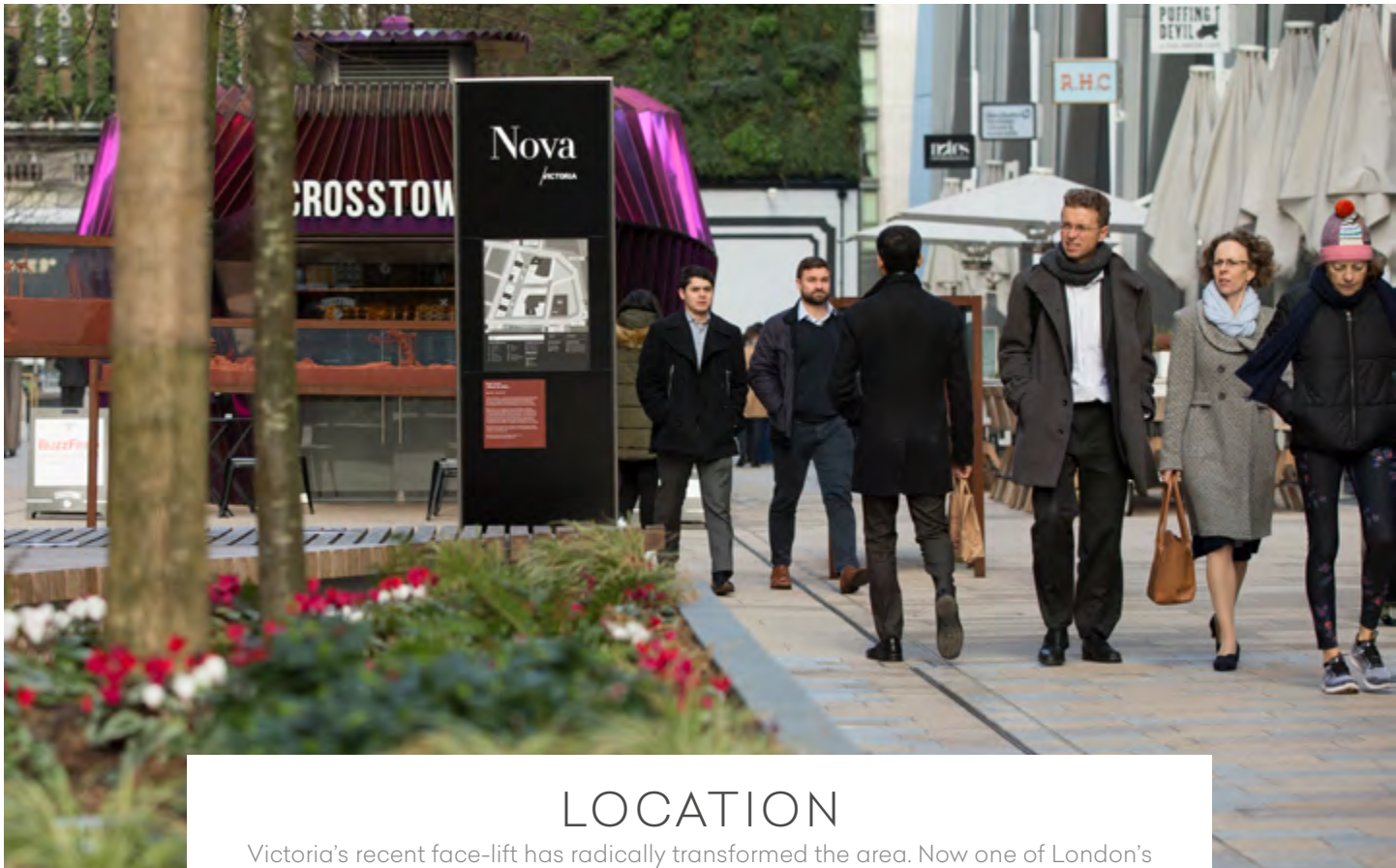
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## SOUTH BELGRAVIA

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.



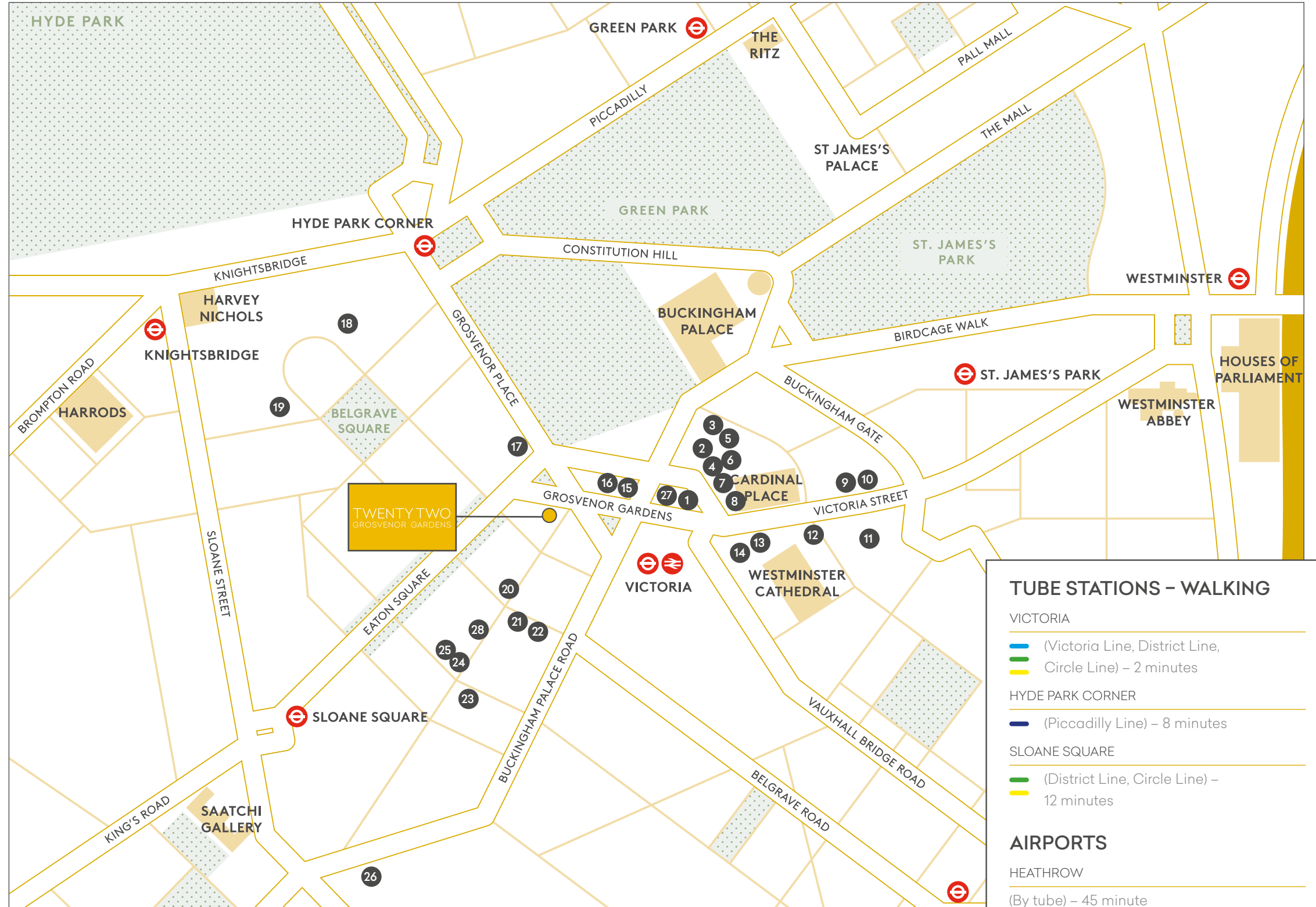
## TRANSPORT

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



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