

Attractive Top Floor
Fitted Office Suite
1,805 sq ft (168 sq m)

AITCHISON
RAFFETY



Part 8th Floor, 52 Grosvenor Gardens, London SW1W 0AU

To Let

- Victoria Station nearby
- Air conditioning and raised floor
- Fully fitted 'plug & play'
- Refurbished common parts
- Attractive and spacious ground floor, manned reception
- Flexible lease terms



RICS



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52 Grosvenor Gardens
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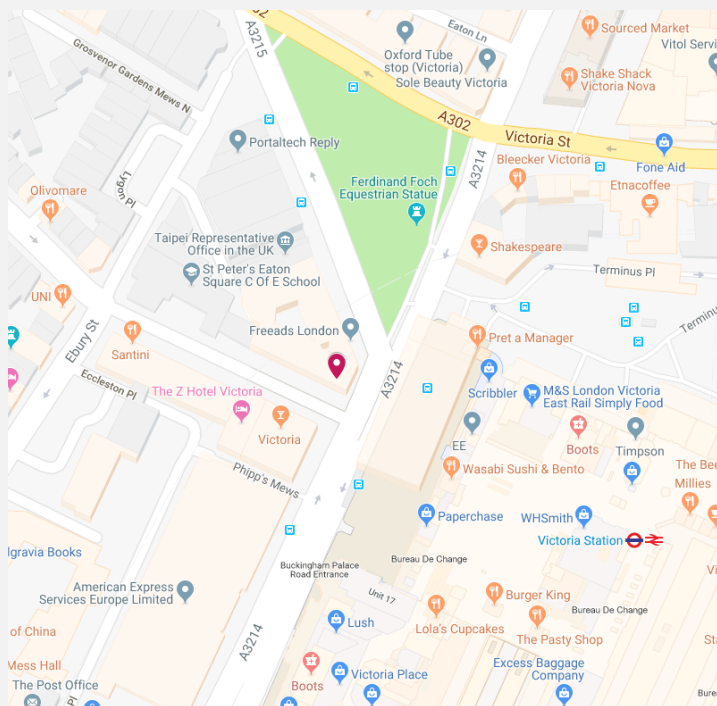
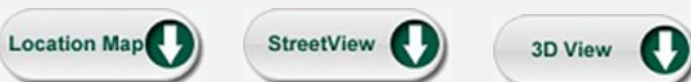


Location

The property is prominently located on the corner of Buckingham Palace Road and Grosvenor Gardens, adjacent to Victoria Station (Mainline, Victoria, Circle and District Lines).

Description

52 Grosvenor Gardens is a 9 storey, period-fronted building. The upper floor offices are accessed from 2 automatic passenger lifts, from an attractive and spacious double-height, ground floor, manned reception and refurbished common parts. The suite provides mainly open plan office space, together with a separate partitioned office, a meeting room, break out area and fitted kitchen. It benefits from excellent natural light, air conditioning, a raised floor and suspended ceiling with fully recessed lighting.



Availability

Accommodation	Sq Ft	Sq M
Part 8th Floor	1,805	167.69

Amenities

- Air conditioning
- Raised floor
- Fully fitted 'plug & play'
- Carpeting
- Excellent natural light
- 2 automatic passenger lifts
- Refurbished bright & airy common parts

EPC

Energy performance Certificate Rating D89. Certificate available on request.

Terms

Available as an assignment of the existing lease for a term expiring 12/2032, with mutual break options in 03/2022 and 12/2026, **OR** A new underlease by arrangement.

Rent

£108,071 p.a.x (£59.87 psf pax) + VAT

Rates

Approximately £17.89 psf payable (2018 - 2019).

Service Charge

Approximately £9.97 per sq ft p.a. + VAT

Viewings

For further information or to arrange a viewing please contact Mike Knudsen, Aitchison Raffety.

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