

# 7 HOLBEIN PLACE, LONDON SW1W 8NR

# TUCKERMAN

CHARTERED SURVEYORS

OFFICE TO RENT | 1,528 - 21,102 SQ FT | £15 PSF.



**VICTORIA'S EXPERT PROPERTY ADVISORS**

TUCKERMAN.CO.UK

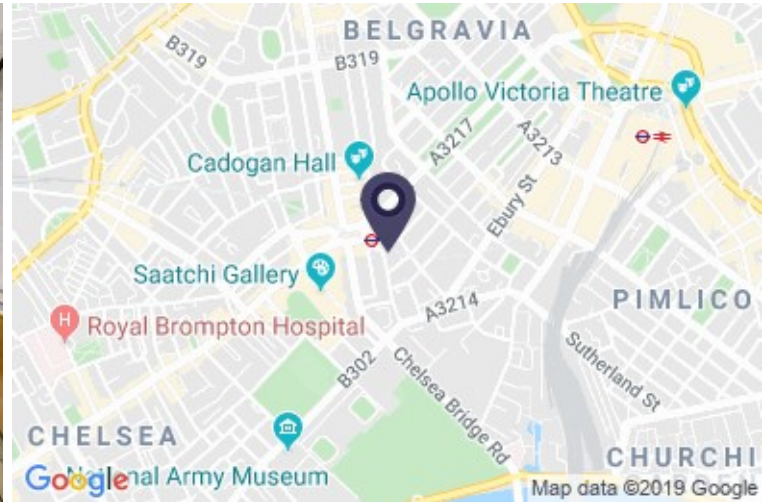


**TUCKERMAN**

1 CASTLE LANE, VICTORIA,  
LONDON SW1E 6DR

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## SHORT TERM OFFICE FLOORS TO LET



### **i** DESCRIPTION

No.7 is situated on the east side of Holbein Place, just to the south of Sloane Square Underground and a fifteen minute walk from Victoria Station. Local amenity is outstanding, with well known retailers such as Peter Jones, Moniker Vinader and Calvin Klein nearby, as well as a host of world class bars and restaurants.

No. 7 Holbein Place is a well-located modern office building with a smart manned reception, and offers fitted office floors from 2,600 sq ft to 4,600 Sq Ft for terms certain to January 2021. There is presently a 100MB BT Fibre line in the building, which we believe can be increased to 1GB.

### **✓** AVAILABILITY

| FLOOR        | SIZE (SQ FT)  | AVAILABILITY |
|--------------|---------------|--------------|
| 4th          | 2,588         | Available    |
| 3rd          | 4,404         | Available    |
| 2nd          | 4,591         | Available    |
| 1st          | 4,448         | Available    |
| Ground       | 3,543         | Available    |
| Basement     | 1,528         | Available    |
| <b>TOTAL</b> | <b>21,102</b> |              |

### **★** AMENITIES

- Modern office building
- Manned reception
- Air conditioning
- Full accessed raised floors
- LG7 compatible lighting
- High levels of natural light
- Fitted office floors
- 100MB BT Fibre

### **📄** TERMS

| RENT     | RATES | S/C |
|----------|-------|-----|
| £15 psf. | TBC   | TBC |

A new lease from Grosvenor for a term of up to three years, subject to mutually rolling options to determine from end of January 2021. Leases to be drafted outside of the Security of Tenure and Compensation Provisions of the 1954 Act.

#### EPC

The premises have an EPC rating of 72, which falls within Band C.

### **📞** GET IN TOUCH

| HARRIET DE FREITAS                                       | GUY BOWRING  | KATHRYN CRIPPS  | WILL FOSTER   |
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