

# 020 7493 4002

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## 4 Grosvenor Gardens, SW1

# A Stunning Self Contained Office - 12,696 sq. ft.



#### Location

The property is located to the east of Belgravia, just south of Buckingham Palace Gardens. The period building offers a prime location with easy access to the extensive transport links in Victoria.

### Description

The lower ground to 6<sup>th</sup> floors are currently fitted and can be leased in their current condition or fully refurbished according to tenant requirements. The floors benefit from good natural light with the upper floors providing fantastic views over Grosvenor Garden and attractive period features.

#### **Amenities / Specification**

- Available in current condition or refurbished
- Comfort cooling
- Part raised flooring
- Passenger lift
- Excellent ceiling height
- Period building with attractive features throughout

#### **Transport Links**

Victoria



4 Minutes

Sloane square



12 Minutes

Knightsbridge



15 Minutes

#### **Accommodation**

5 <sup>th</sup> & 6 <sup>th</sup> Floor	922 sq ft	Available
4 <sup>th</sup> Floor	1,609 sq ft	Available
3 <sup>rd</sup> Floor	1,751 sq ft	Available
2 <sup>nd</sup> Floor	1,725 sq ft	Available
1 <sup>st</sup> Floor	2,116 sq ft	Available
<b>Ground Floor</b>	2,894 sq ft	Available
<b>Lower Ground Floor</b>	1,679 sq ft	Available
TOTAL	12,696 sq ft	

#### **Terms**

A new FRI lease is available from the landlord for a term by arrangement.

Rent POA

Rates £18.96 per sq ft

Service Charge TBC

#### **Viewings & Further Information**

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