

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 6th 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

5th & 6th Floor	922 sq ft	Available
4th Floor	1,609 sq ft	Available
3rd Floor	1,751 sq ft	Available
2nd Floor	1,725 sq ft	Available
1st Floor	2,116 sq ft	Available
Ground Floor	2,894 sq ft	Available
Lower Ground Floor	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

Robert Skioldebrand - 020 7312 7443

Robert.Skioldebrand@montagu-evans.co.uk

Angus Marlow-Thomas - 020 7866 8612

Angus.Marlow-Thomas@montagu-evans.co.uk

Chris Kerrison – 020 7312 7412

Chris.Kerrison@montagu-evans.co.uk