

## 26 Grosvenor Gardens

Victoria, London, SW1W 0GT

OFFICE TO LET | 129 - 2,653 sq ft



### Location

This building is situated on the south side of Grosvenor Gardens, between the junctions with Ebury Street and Hobart Place. Grosvenor Gardens benefits from being close to all the amenities that Victoria has to offer, and is very close to Victoria Underground station (Victoria, Circle & District Lines) and National Rail. There are also numerous London bus routes which serve the local area.

### Description

The available accommodation on the 1st & 3rd floors comprises open plan office accommodation, with generous floor to ceiling heights and plenty of natural light. The lower ground floor provides three separate meeting room/private offices and shared WCs with shower facilities. The floor areas are as follows:-

### Floor Areas


Floor	sq ft	sq m	Status
3rd Floor	867	80	
1st Floor	1,227	114	Under Offer
Lower Ground Floor Suite 1	430	40	
Lower Ground Floor Suite 2	129	12	
<b>TOTAL (approx.)</b>	<b>2,653</b>	<b>246</b>	

\*Measurement in terms of NIA

### Ray Walker, Partner

 020 7025 1399

### Suzu Link, Agency Surveyor

 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

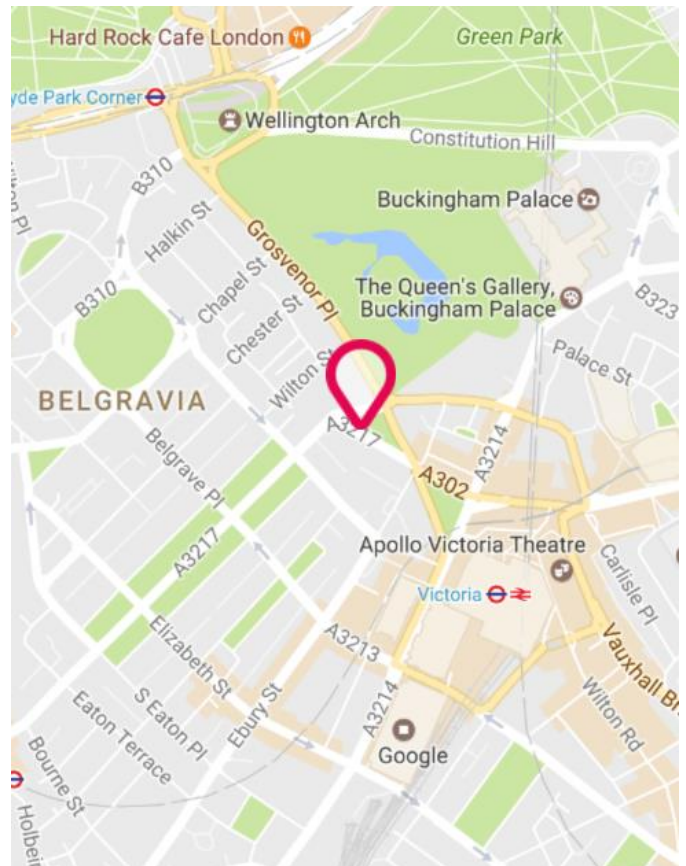
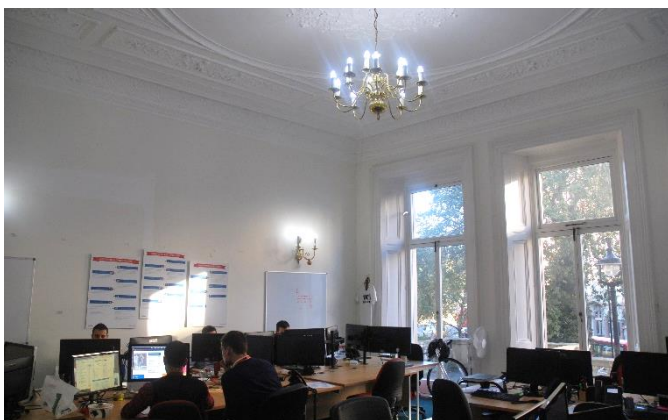
**Subject to Contract August 2017**

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### Terms

Tenure:	Leasehold
Lease:	New lease direct from the Landlord.
Rent:	£62.50 psf pax (1st & 3rd floors) £32.50 psf pax (LG floor)
Rates:	Estimated £18.74 pas pa 2017/18
Service Charge:	£13.73 psf pa

### Amenities

- Shower
- High ceilings
- Period features
- Perimeter trunking
- Passenger lift
- Comfort cooling
- Kitchenette (1st floor)

### Ray Walker, Partner

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