

**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 comprises an open plan 1st floor office with generous floor to ceiling height and plenty of natural light. The 3rd floor provides fitted accommodation and 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	
TOTAL (approx.)	2,653	246	

*Measurement in terms of NIA

Ray Walker, Partner

 020 7025 1399

Georgia Mason, Agency Surveyor

 020 7025 8945

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 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.

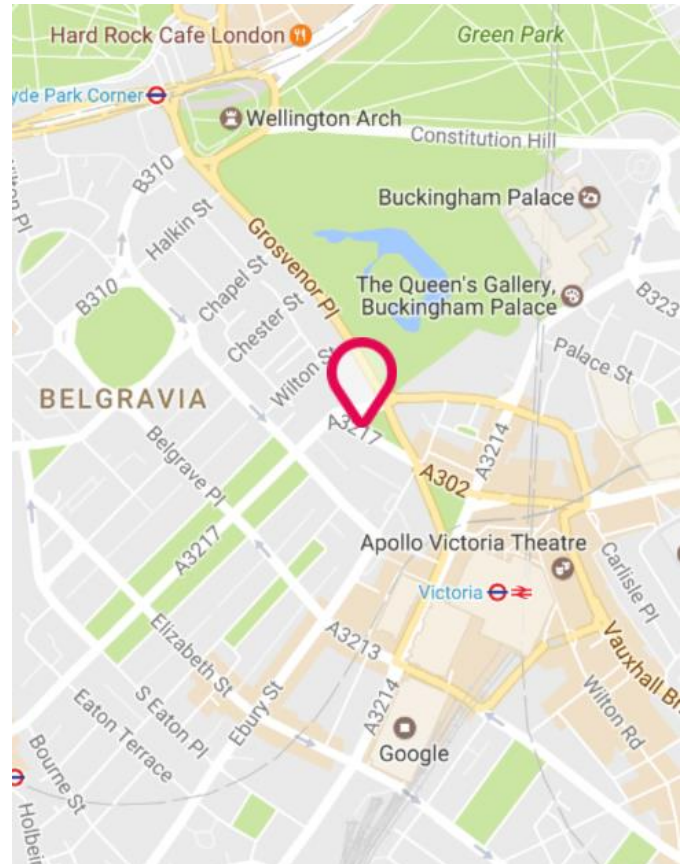
Subject to Contract April 2018

 020 7025 1390  10 Golden Square London W1F 9JA  41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold
Lease:	New lease direct from the Landlord.
Rent:	£62.50 psf pax
Rates:	Estimated £18.74 psf 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

📞 020 7025 1399
✉️ rwalker@monmouthdean.com

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✉️ gmason@monmouthdean.com

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