

# BELGRAVIA, SW1



## GROSVENOR

### 25 ECCLESTON PLACE

Offices to let 3,433 - 43,874 sq ft (319 - 4076 sq m)



Air - conditioned office building with suites ranging in size from **3,433 sq ft - 43,874 sq ft** are available on short-term leases with no dilapidations.

**Amenities**

- Raised floors
- 2 Automatic passenger lifts
- Kitchenettes
- Shower facilities
- Bike storage
- Ample car parking on site in the rear yard
- 'Boris Bike' docking station outside the building
- Commissionaire, 24 hours access
- Recently redecorated reception



The main part of the building comprises approximately 34,994 sq ft of open plan, period and double height offices arranged over ground to second floors. Adjacent is The Annex which comprises 8,880 sq ft on ground and first floors.

New leases for a term to be agreed incorporating a Landlords rolling option to determine from June 2014. All leases will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954 (Part II) as amended. No dilapidations liability will exist.

**Local Area**

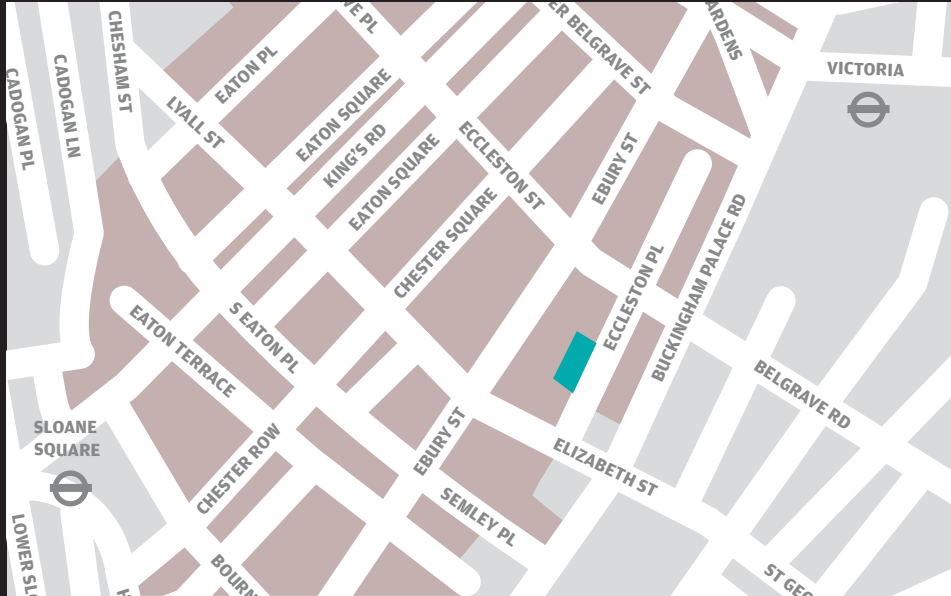
The building is situated on the west side of Eccleston Place between Eccleston Street and Elizabeth Street. It is in close proximity to the transport interchange at Victoria Station with its excellent transport links providing access to London's underground network via Victoria, Circle and District Lines. Victoria Main Line Station provides access to Gatwick Airport, the south and south east of the country.

The area benefits from a range of local amenities including award winning restaurants, bars, cafes and premium retailers.



### 25 ECCLESTON PLACE & THE ANNEX

The office building is situated on the west side of Eccleston Place, between Eccleston Street and Elizabeth Street, convenient to both Belgravia and Victoria.



### Contact

For further details or to arrange a viewing please contact:

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Floor	25 Eccleston Place		Annex	
	(Sq Ft)	(Sq M)	(Sq Ft)	(Sq M)
2 <sup>nd</sup> Floor	12,616	1172		
1 <sup>st</sup> Floor	12,949	1203	5,447	506
Ground Floor	8,299	771	3,443	320
Reception	1,130	105		
<b>Total (NIA)</b>	<b>34,994</b>	<b>3251</b>	<b>8,880</b>	<b>826</b>



EPC - 25 Eccleston Place



EPC - Chester House



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