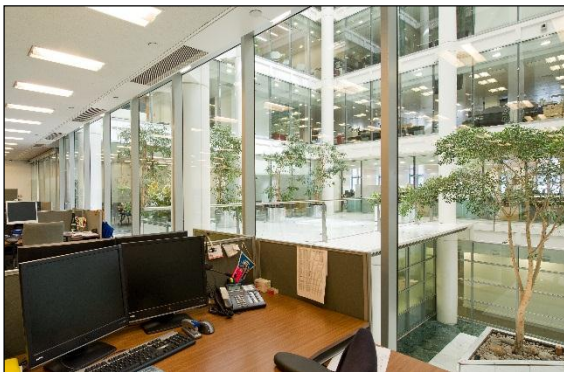


## 33 Chester Street, Belgravia London SW1

**\*\*Superb Fitted Air Conditioned Suite  
Fully furnished and cabled\*\***

**1,624 / 3,490 / 5,114 sq ft approx.**



### Location

The property is located at the junction of Grosvenor Place and Chester Street on the edge of Belgravia and within walking distance of Victoria mainline and underground stations (Victoria, District & Circle lines). It is also close to Hyde Park Corner (Piccadilly Line) and a number of bus routes serving the West End and City.

**020 7522 8500**

## Description

This magnificent office building occupies an island site overlooking Buckingham Palace Gardens. The offices are served by an attractive entrance hall just on Chester Street, including a commissionaire and the other amenities include:

- 4 Pipe fan coil air-conditioning
- Suspended ceilings
- Fully accessed raised floors
- Excellent floor to ceiling height
- Triple glazed windows
- Full height glazing onto atrium (33 Grosvenor Place)
- 10 person passenger lifts
- Underground car parking
- Shower facilities
- 24 Hour security

These offices are situated on the North West corner of the upper ground floor which, being raised off the pavement and overlooking the atrium, benefit from excellent natural light. The area is open-plan and divided with fully glazed partitions to provide a series of executive offices, 2 fitted meeting rooms, a kitchen and a large comms room. High quality furniture, cabling and IT facilities can be provided to the in-going tenant.

The total area available is 5,114 sq ft which can be separated immediately into two self-contained suites of either 1,624 sq ft or 3,490 sq ft.

## Lease

For a term by arrangement up to June 2016

## Rent

£45.00 per sq ft per annum exclusive.

(Current inclusive costs £85.00 approx. including rates and regular service charges 2013/14.)

VAT is in addition.

## Viewing

Strictly by prior appointment through the sole agents:

Mellersh and Harding

George Reynolds  
020 7522 8524

[greynolds@mellersh.co.uk](mailto:greynolds@mellersh.co.uk)

Paul Brewster  
020 7522 8523

[pbrewster@mellersh.co.uk](mailto:pbrewster@mellersh.co.uk)