

14-15 Belgrave Square,
London, SW1

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Attractive Offices With Shared Meeting Facilities

403 sq. ft (37.43 sq. m) - 1,266 sq ft (117.6 sq. m) To Let



Location

14-15 Belgrave Square is situated on the South west side of this magnificent square, close to the junction of West Halkin Street. The property is therefore close to Knightsbridge and Hyde Park Corner Under Ground Stations ([Piccadilly Line](#)) and the transport interchange on Victoria ([Victoria](#), [District](#) & [Circle](#) Underground lines, Gatwick Express and Mainline Rail).

Description

The building has recently been upgraded and the office redecorated and re-carpeted.

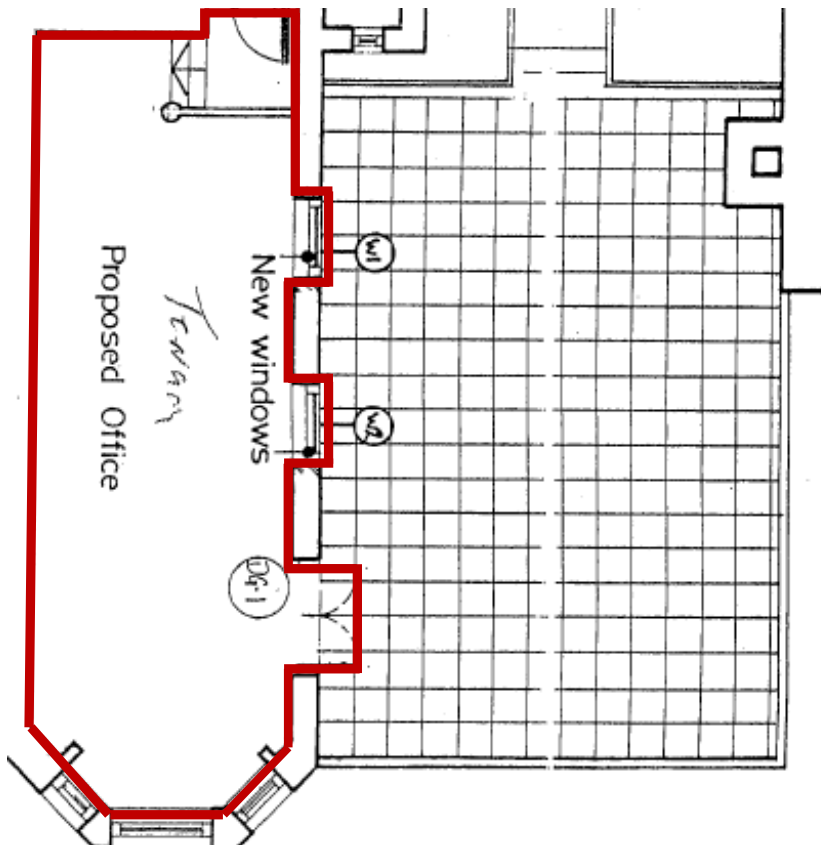
Part 2nd Floor

The part 2nd floor is arranged as 4 individual rooms of different sizes totalling 1,266 sq. ft



Ground Floor

The ground floor totalling 403 sq. ft with direct access to a large shared terrace.



Amenities

- Redecorated throughout
- Central heating
- Automatic passenger lift
- Ground floor reception facilities
- Direct access to shared terrace (Ground floor)
- Shared meeting facilities available by arrangement
- Re-carpeted throughout
- Kitchen facilities
- Access to Belgrave Square Gardens

Term

The floor is available on a new flexible lease available for a term by arrangement.

Rent

Part 2nd floor £59.50 per sq ft, +RPI exclusive of all outgoings.

Ground floor £72.50 per sq ft, +RPI exclusive of all outgoings.

The rent will be subject to annual RPI increases.

VAT

This property is elected for VAT purposes.

Business Rates

The Business Rates are estimated at £24.09 per sq ft for the year 2018/2019.

Service Charge

The Service Charge is fixed at £17.50 psf + RPI

Legal Costs

Each party to be responsible for their own costs in relation to this transaction.

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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