

20 Grosvenor Place, SW1

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Fully Fitted Office Floor to Let – **short term**
3,486 Sq. Ft (323.86 SQ. M)

Location

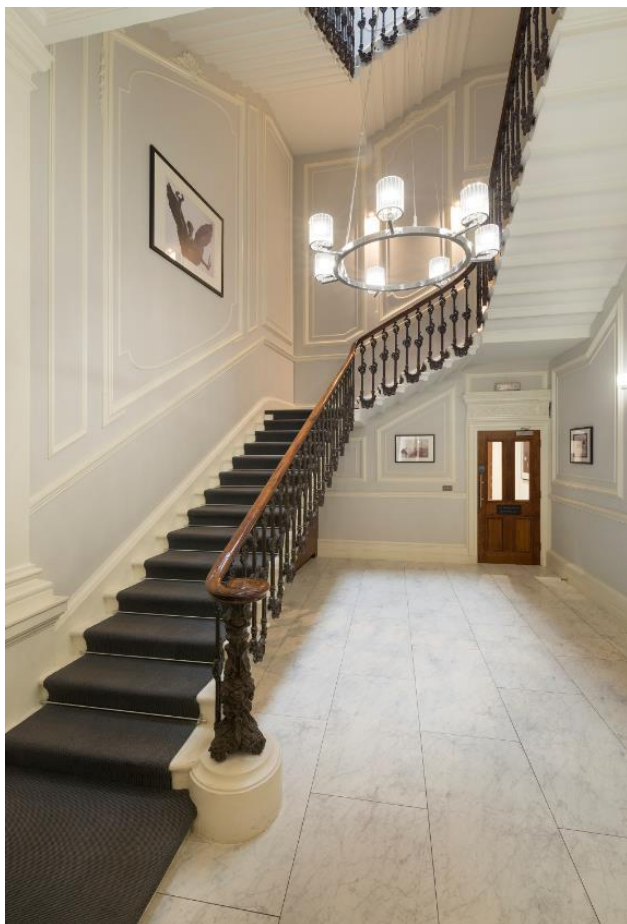
The premises are situated on the west side of Grosvenor Place, bordering Belgravia and Victoria, and linking Hyde Park and Victoria. With Victoria Station in close proximity the building has access to National Rail trains and the London Underground network (District, Circle and Victoria) as well as the Coach Station. Hyde Park Corner also provides access to the Piccadilly Line and is just a short walk away.

Accommodation

The second floor is arranged following approximate net internal floor areas :

Floor	Sq. Ft	Sq. M
Second	3,486	323.86

- Fully Fitted
- Comfort cooling and heating
- Automatic Passenger Lift
- Demised Kitchen in separate area
- Perimeter trunking
- Fibre
- Refurbished reception



These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any service or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

Lease

Our clients hold a lease on the premises for a term to expire on 1st December 2020, which is excluded from the security of tenure and statutory compensation provisions of the Landlord and Tenant Act 1954 (part II), as amended.

Rent

We are quoting a rent of £45.00 per sq. ft exclusive for the remainder of the term

Business Rates

The estimated business rates payable equate to £22.22 per sq. ft, however, interested parties are advised to make their own enquiries with the council.

Service Charge

The service charge has been capped from the start of the lease at £54,893.93 plus PRI annual indexation, which equates to £15.75 per sq. ft, however we understand the budget is currently running at £12.15 per sq. ft.



Viewings

Strictly by appointment through sole letting agents **MELLERSH & HARDING LLP**

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