

# CCC House, 11A West Halkin Street, Belgravia, London SW1



**Architecturally interesting offices with private street entrance**

**c.5,000 Sq. ft – To Be Let**

## Location

The premises were formerly known as Grace Belgravia, located on the north side of West Halkin Street adjacent to the Motcomb Street “Village” with its boutique shops, restaurants and cafés in the heart of Belgravia. Knightsbridge and Hyde Park Corner underground stations are both close-by.

**020 7522 8500**



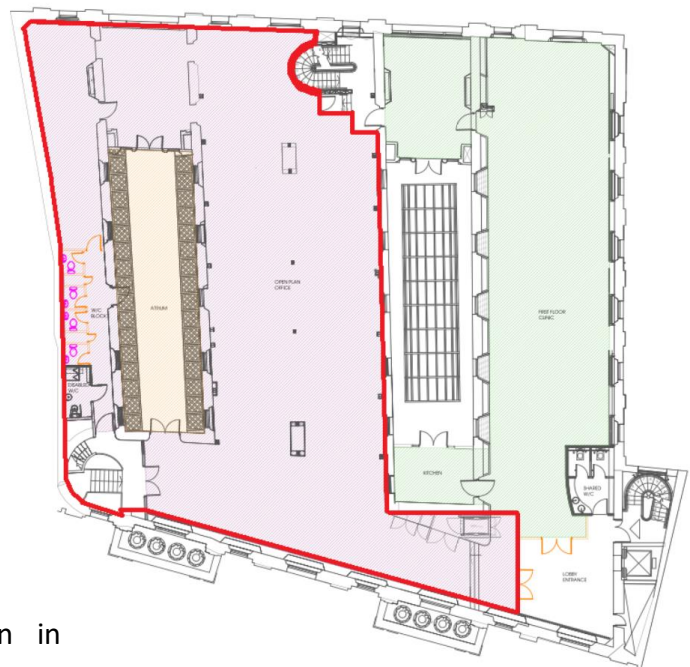
- Architecturally interesting space
- 2 central atria
- High ceilings to part
- Air conditioned
- Catering kitchen
- Independent street entrance.

## Accommodation

The available accommodation comprises part of the first floor and mezzanine centred around 2 impressive central atria and benefitting from its own independent ground floor entrance. The approximate net internal floor areas is 5,000 Sq. ft.

The premises is currently being refurbished and due to complete December 2019.

## Floor Plan



## Lease

A new lease is available direct with the owners.

## Rent

On application

## Business Rates

TBC

## Service Charge

The current service charge is running at approximately £10.00 per sq. ft.

## Timing

The offices will be ready for occupation in December 2019.

## EPC

To be provided.

## Viewings

By appointment with the sole agent **MELLERSH & HARDING LLP**

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