



GROSVENOR

# BELGRAVIA, SW1

## 25 ECCLESTON PLACE, SW1

Offices to let - 4,407 - 24,131 sq ft (409.4 - 2241.6 sq m)



The entire ground floor and the front offices within the main building are now fully let leaving two floors of open plan offices available with an approach through the impressive refurbished and manned ground floor entrance hall. Adjacent is the Annex where the entire 1st floor remains available.

- Landlord rolling breaks from 2014
- No dilapidations
- Capped service charge

- Raised floors
- Open plan space
- Kitchen facilities
- Refurbished entrance hall
- WC's on each floor
- Manned reception
- Passenger lifts
- Car parking available by a separate arrangement

# BELGRAVIA, SW1



GROSVENOR



Floor	(Sq Ft)	(Sq M)
2 <sup>nd</sup> Floor rear left	4,702	436.8 - Under Offer
2 <sup>nd</sup> Floor rear right	4,693	435.9
1 <sup>st</sup> Floor rear left	4,407	409.4
1 <sup>st</sup> Floor rear right	4,882	453.5
Annexe 1 <sup>st</sup> Floor	5,447	506.0
<b>Total</b>	<b>24,313</b>	<b>2,241.6</b>

Situated on Eccleston Place, the building has excellent transport links being a short walk from Victoria Transport Terminal (Mainline rail, Gatwick Express, Victoria, District and Circle underground lines). The surrounding area boasts some of London's finest retailers, restaurants, bars, hotels and a host of well known corporate occupiers.

## Energy Performance Certificate



Non-Domestic Building

25, Eccleston Place  
LONDON  
SW1W 9NF

Certificate Reference Number:  
0260-3917-0389-6790-7070

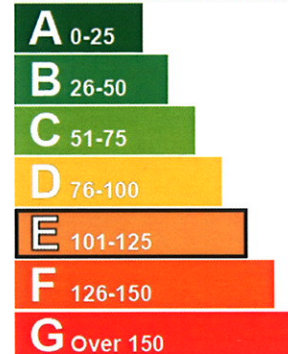
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



**103** This is how energy efficient the building is.

Less energy efficient

## Contact

For further details or to arrange a viewing please contact:

Laura Stevens: 020 7861 5118  
laura.stevens@knightfrank.com

Jonathan Stern: 020 7522 8517  
jstern@mellersh.co.uk

Kathryn Farrar: 020 7861 1196  
kathryn.farrar@knightfrank.com



**Important Notice**  
Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Mellersh & Harding and Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Mellersh & Harding and Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.