

OFFICE SUITE TO LET

9-11 GROSVENOR GARDENS

LONDON SW1



SUITES FROM 666 SQ FT (61.87SQ M) TO BE LET

020 7522 8500

LOCATION:

The property is located on the north east side of Grosvenor Gardens close to its junction with Hobart Place. Victoria Mainline, Underground (Victoria, District and Circle Lines) and Bus Stations are located 200 metres from the property providing excellent transport links. There are numerous shops, bars and restaurants in the surrounding area offering extensive facilities for staff.

AMENITIES:

- Commissionaire
- Communal kitchens
- Raised floors
- Passenger lift
- Air conditioning
- Shower facilities in the building

ACCOMMODATION: The accommodation has the following approximate floor area: -

Floor	Description	Sq Ft	Sq M	Availability
5 th	Offices	666	61.87	Available

TERM:

A new lease is available for a term by arrangement.

RENT:

£52.50 per sq ft.

Exclusive of business rates, service charge and VAT.

RATES:

The current rates payable equates to approximately £20.27 per sq ft. Interested parties should check the accuracy of the information with the Valuation Office.

SERVICE CHARGE:

£15.96 per sq ft.

EPC:

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VIEWINGS:

By prior appointment via joint sole agents **MELLERSH & HARDING** and **TUCKERMAN**.

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