

# 26 Grosvenor Gardens, London, SW1

## Beautifully Refurbished Floors in a Prime Victoria Location

### OFFICE

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#### Location

The property is located in Grosvenor Gardens between the junctions with Ebury Street and Hobart Place. Victoria Underground Station and Victoria Coach Station are within a short walking distance.

#### Description

The availability comprises of the first and lower ground floors that have been recently refurbished. These benefit from excellent levels of natural light. In addition, the communal area in the building have also been refurbished recently.

There is a communal boardroom that is available to all the tenants in the building.

#### Specification

- First Floor fully fitted, ready to occupy
- Voice entry phone
- Refurbished common parts
- Refurbished office floors
- Air-conditioning
- Excellent natural light
- LED lighting
- Fibre-enabled
- Passenger lift
- Shower facilities

#### Availability

Available by way of a new lease direct from the Landlord for a term to be arranged.

#### Rent

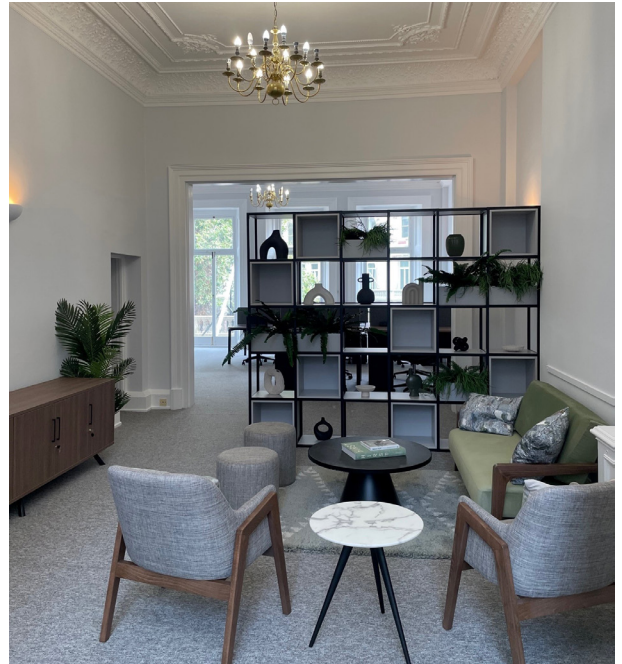
Lower Ground Floor - £35.00 per sq. ft.  
First Floor - £70.00 per sq. ft.

#### Rates

£23.28 per sq. ft.

#### Service Charge

£15.92 per sq. ft.



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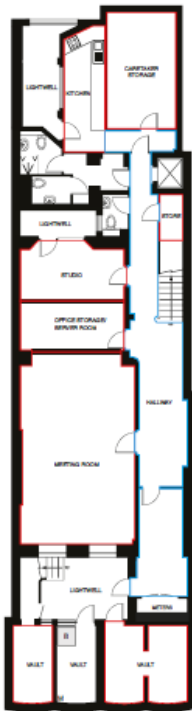
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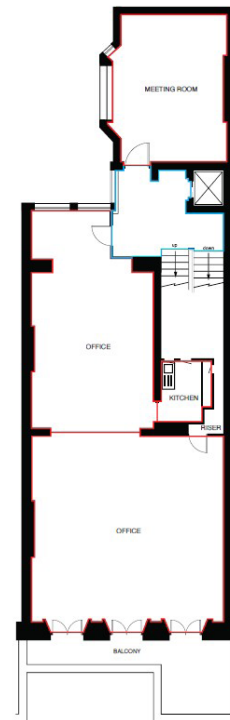
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### Floor Plan/s

Not to scale, indicative only



Lower Ground Floor



First Floor

### Accommodation (NIA)

Accommodations comprises of the following:

Description	sq ft	sq m
1st Floor	1,227	113.9
Lower Ground	724	67.2
<b>Total</b>	<b>1,951</b>	<b>181.1</b>

### Further Information

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