



FORTY GROSVENOR
GARDENS

BELGRAVIA'S FINEST NEW
WORKSPACE

A detailed restoration has resulted in one of Belgravia's finest French Renaissance buildings





40 Grosvenor
Gardens sets the
new precedent for
luxury workspace
within Belgravia



The Mews building is an
architectural masterpiece,
pairing original detail with
ultra-modern features.

PENINSULA HOTEL REGENT'S PARK EATON SQUARE CLEVELAND CLINIC GREEN PARK BUCKINGHAM PALACE GARDENS BUCKINGHAM PALACE NOVA FOOD QUARTER ST JAMES'S PARK CARDINAL PLACE WESTMINSTER CATHEDRAL LONDON EYE



HYDE PARK CORNER

GREEN PARK

FORTY GROSVENOR GARDENS

LOWER BELGRAVE STREET

EBURY STREET

VICTORIA
GX

ST. JAMES'S PARK

Local Amenities

Belgravia has matured into one of London's most vibrant areas, with a huge variety of alfresco dining options, boutique retailers and well-thought-out and curated outside spaces.

Hotels & Restaurants

1. The Goring
2. A. Wong
3. Ottolenghi
4. Food Philosophy
5. Boisdale of Belgravia
6. Peggy Porschen
7. Tomtom Coffee
8. The Thomas Cubitt
9. The Peninsula
10. The Halkin

Nova Victoria

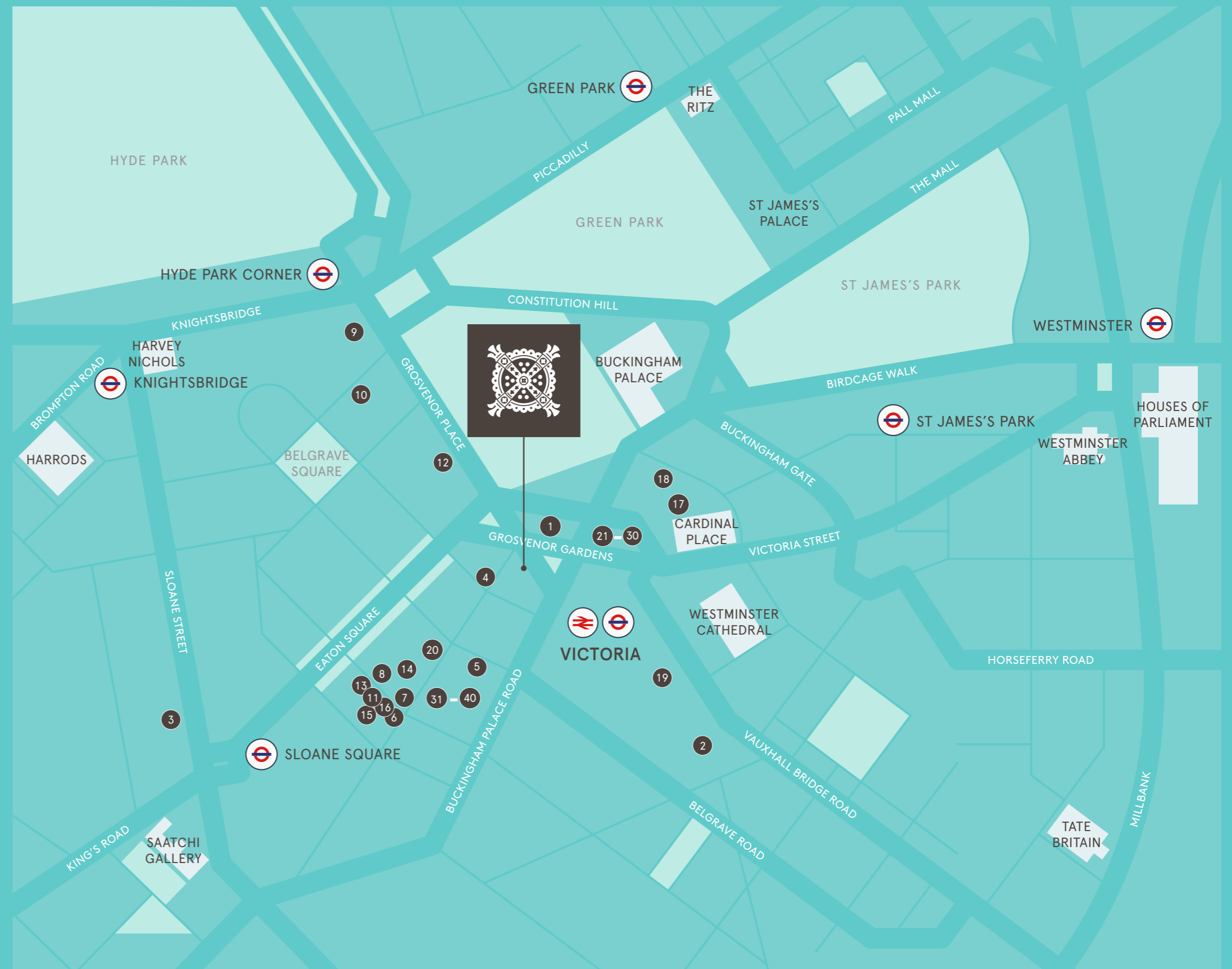
21. Greenwood
22. Ole & Steen
23. Sticks 'n' Sushi
24. Bone Daddies
25. Notes Coffee
26. Ahi Poke
27. Timmy Green
28. 1Rebel
29. Vagabond
30. Rail House Cafe

Retail & Health

11. ME & EM
12. Cleveland Clinic
13. Loquet London
14. Jo Loves
15. Les Senteurs
16. Philip Treacy
17. Cardinal Place
18. H2 Gyms
19. Frame
20. Anna Makarova Yoga

Eccleston Yards

31. Olivo
32. Wild by Tart
33. Atis
34. Ole & Steen
35. Barry's Bootcamp
36. Hotpod Yoga
37. LondonCryo
38. SMUK
39. Re:Mind
40. Artisan Market





8 Eaton Lane, Belgravia, SW1




Grosvenor Gardens is currently undergoing a significant transformation into one of Belgravia's finest locations. The new 8 Eaton Lane super-prime residential development is a great example of this and is located directly opposite the building.

Connectivity

 Oxford Circus
4 mins

  Bond Street
7 mins

 Piccadilly Circus
7 mins

 Green Park
1 min

 Hyde Park Corner
13 mins walk

London Victoria mainline station (Southern & Southeastern mainline services) and Victoria, District & Circle Underground lines is a stone's throw away, along with St James's Park (Circle & District lines) and Hyde Park Corner (Piccadilly line) Underground stations.

For occupiers with international travel requirements, the Gatwick Express runs directly from Victoria mainline station. London City Airport and Heathrow Airport are also both easily accessible.

 **GX**
Gatwick Airport
30 mins

  
VICTORIA
2 mins walk


  King's Cross
9 mins

  Tottenham Court Road
10 mins

   Liverpool Street
18 mins

  Charing Cross
9 mins

  Waterloo
8 mins

 St James's Park
1 min

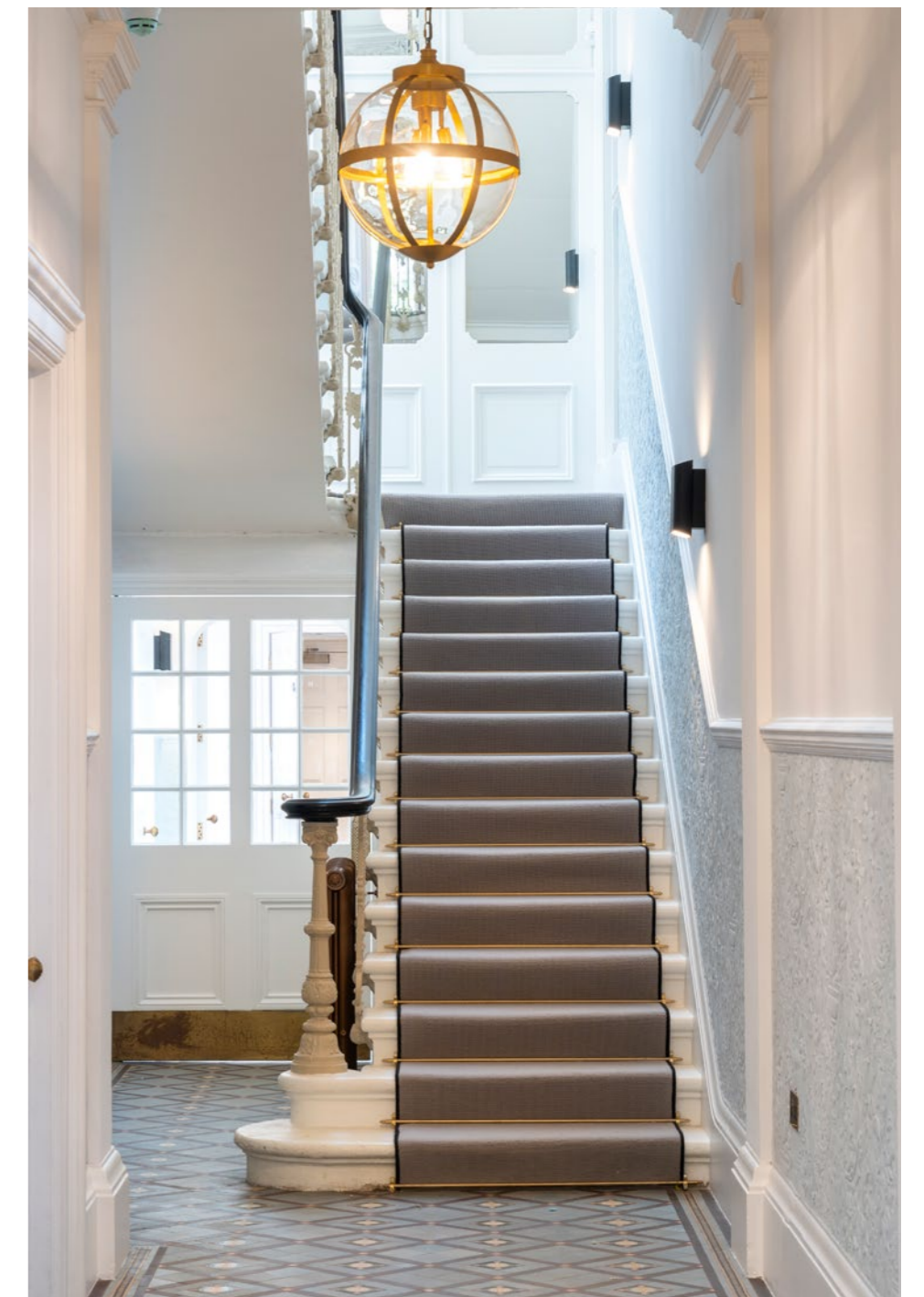
  London Bridge
12 mins

-  National Rail
-  Bakerloo
-  Metropolitan
-  London Underground
-  Central
-  Northern
-  The Elizabeth Line
-  Circle
-  Piccadilly
-  Crossrail 2
-  District
-  Jubilee
-  East London
-  Hammersmith & City
-  DLR
-  Jubilee
-  Waterloo & City
-  Elizabeth



40 Grosvenor Gardens

Step into one of Belgravia's finest buildings. The entire space has been meticulously restored and now provides a unique opportunity for a high-end HQ building in a world-renowned district of London.

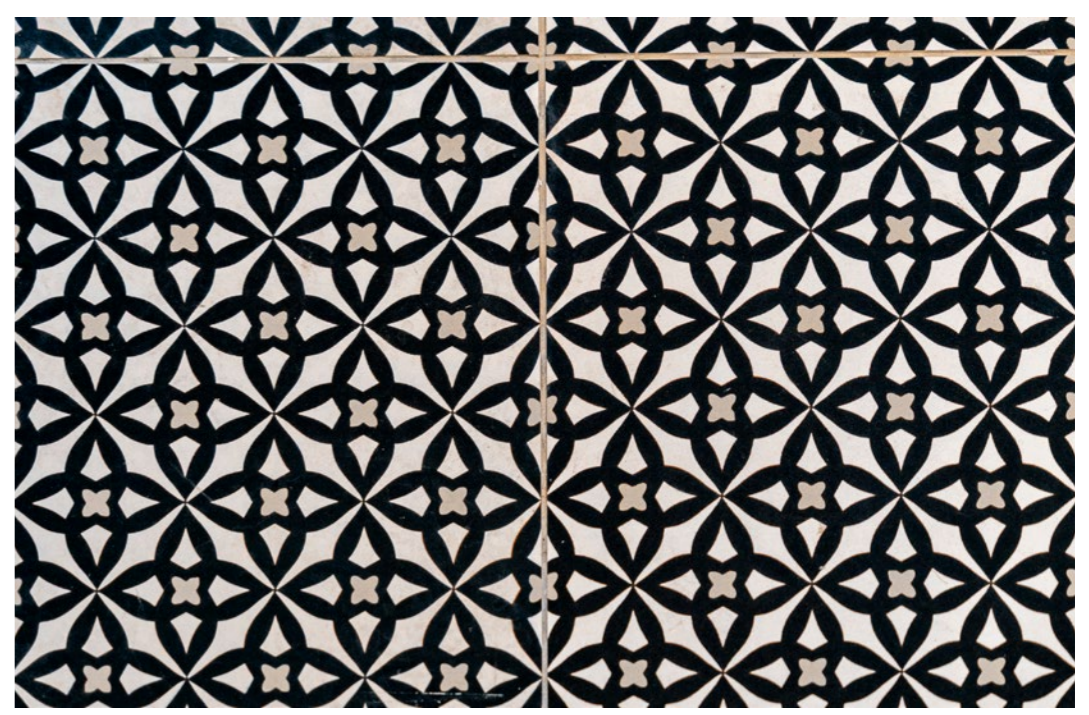
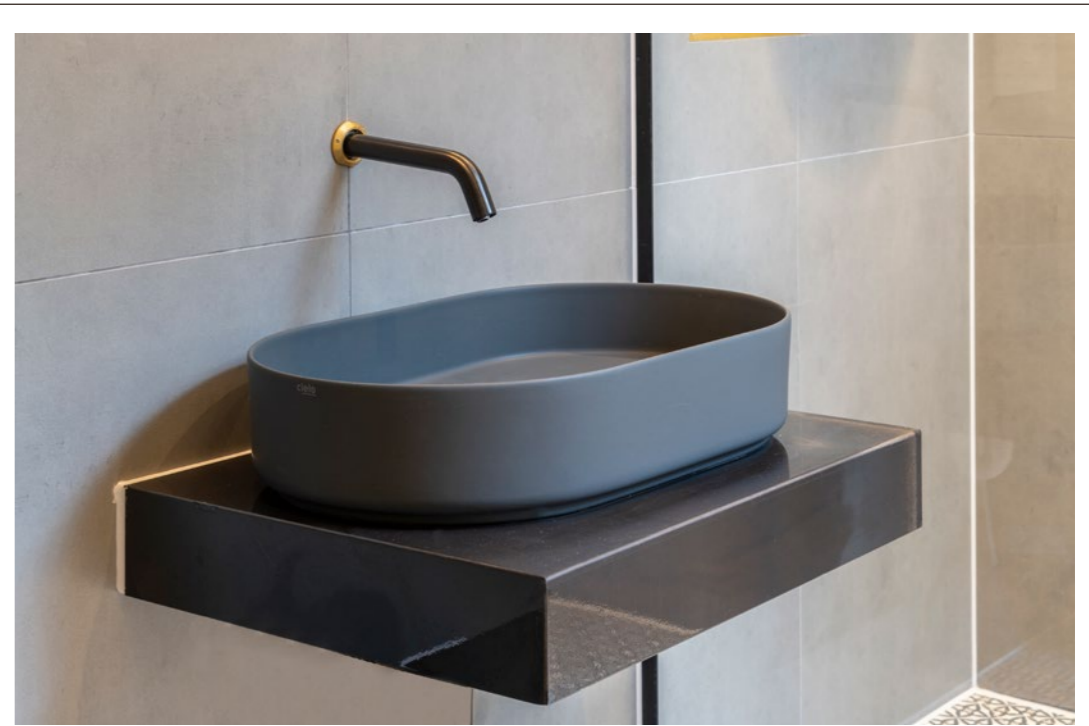


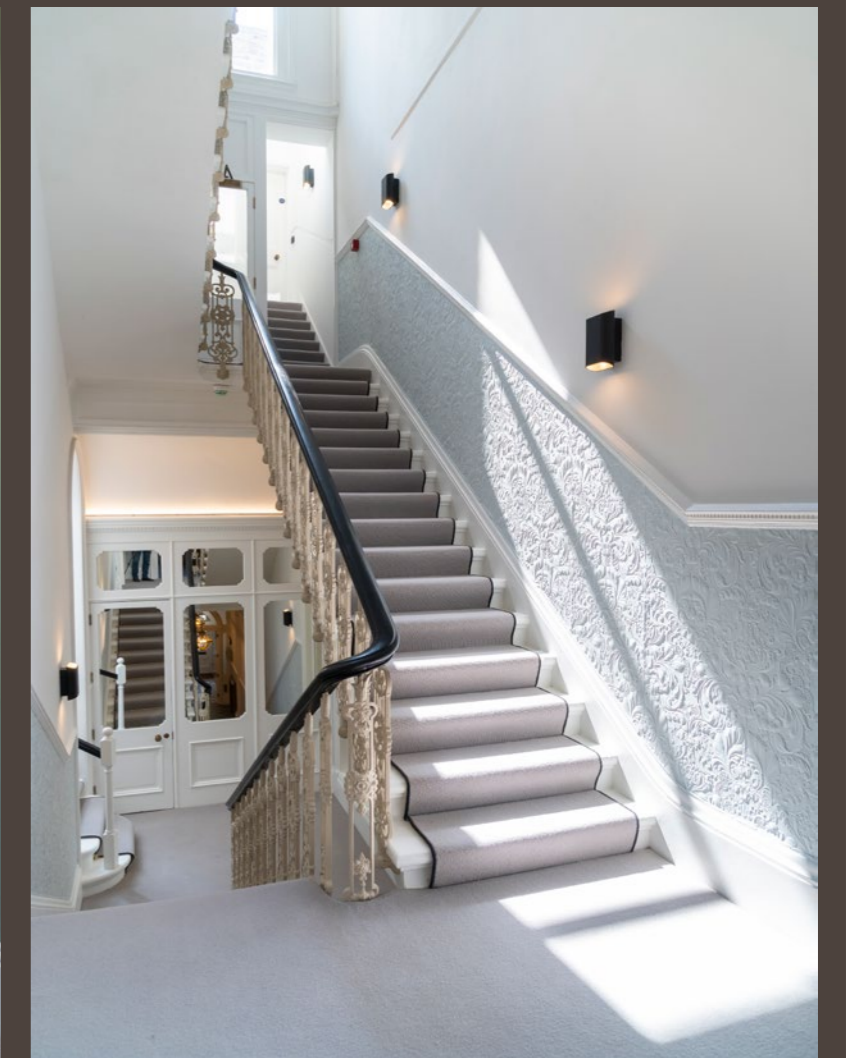
A stunning first floor principal room with generous floor to ceiling heights



A reception room, perfect for a boardroom or reception/concierge area





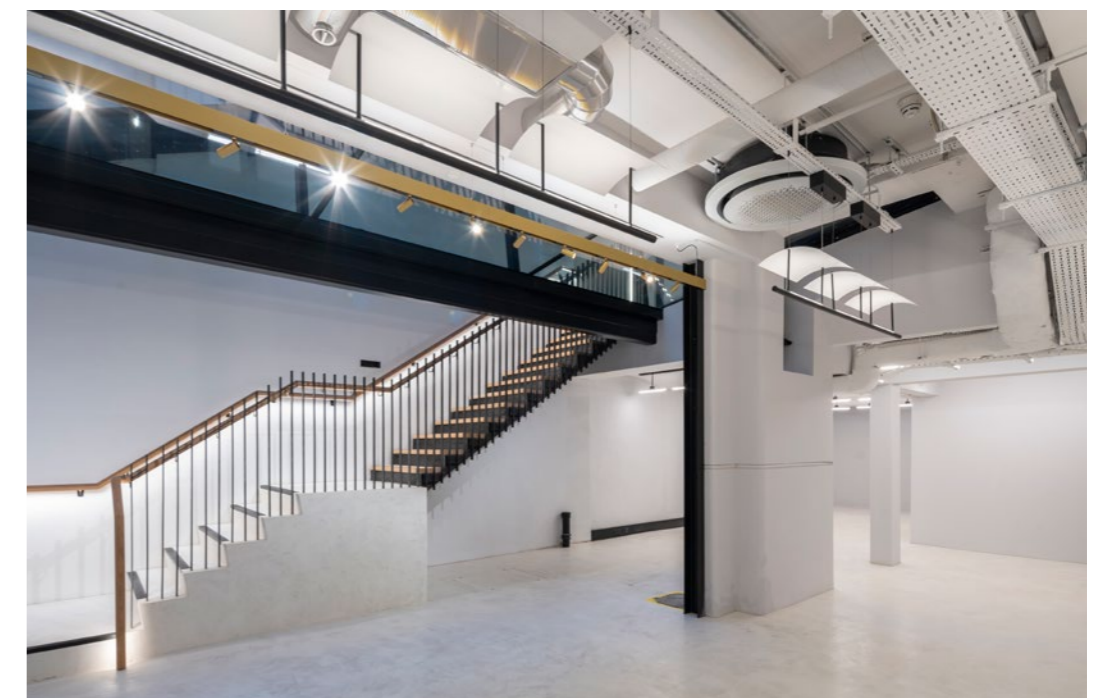




The Mews

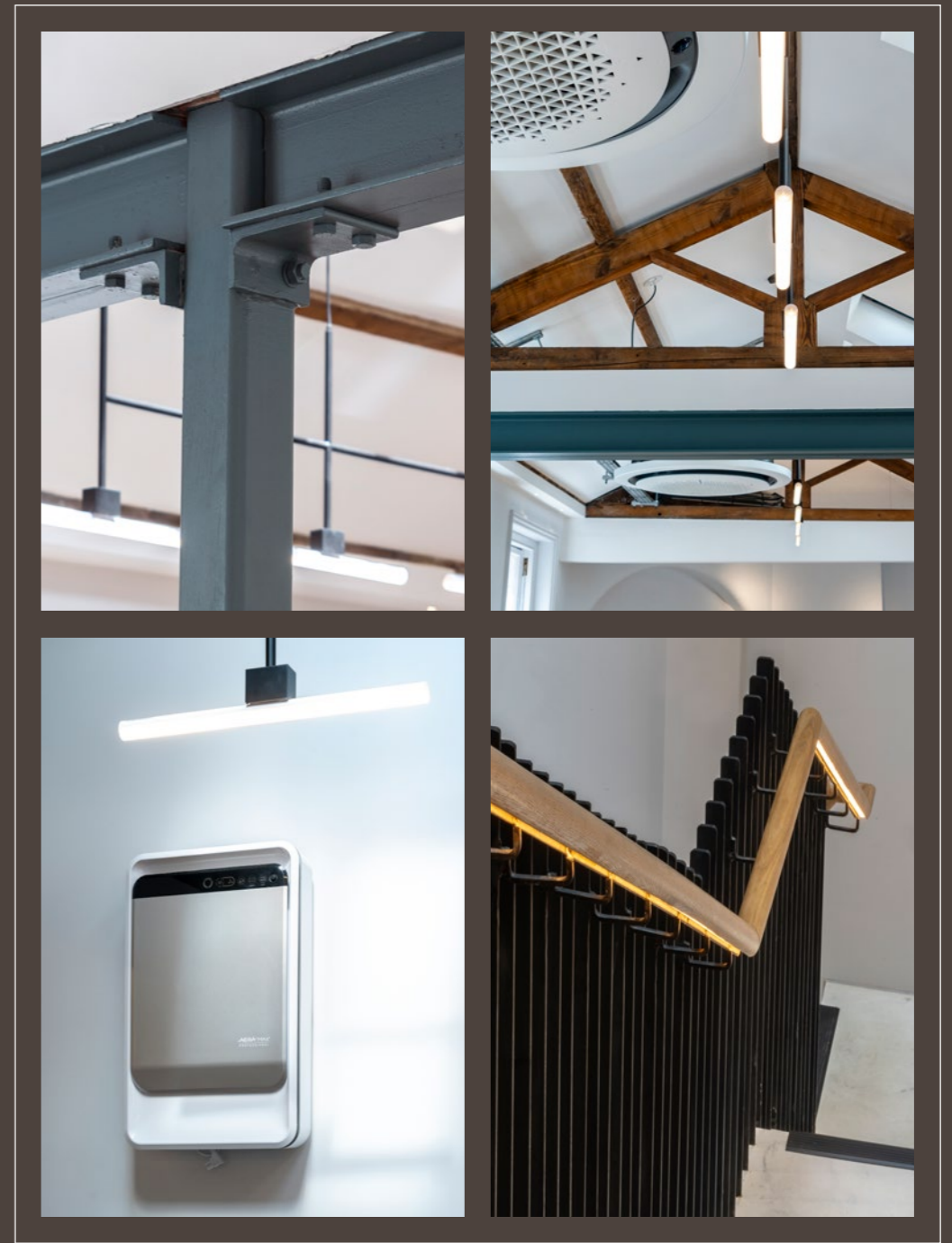


The Mews includes high-end bespoke features and has been designed to be a more contemporary space. It's perfect for galleries, show rooms, private consultation space and office occupiers

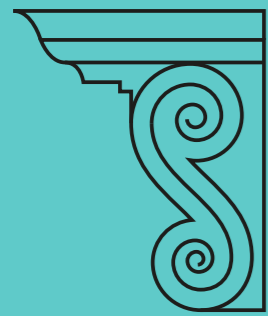




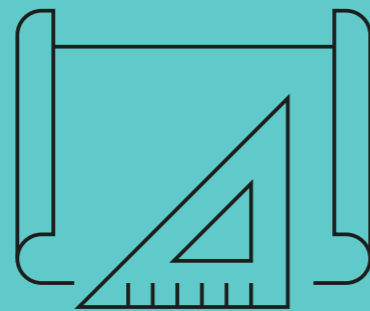
The first floor in The Mews showcases the original timber frame and is flooded with natural light from the twelve new skylights



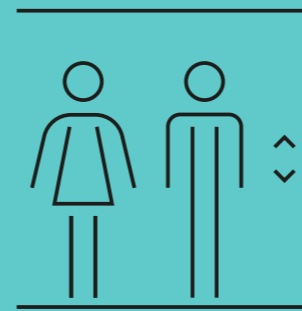
Specification



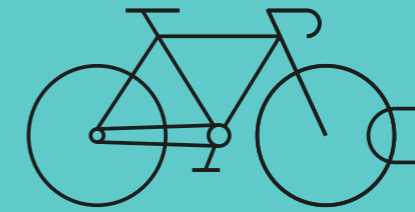
Retained period features



Grade A brand new refurbishment



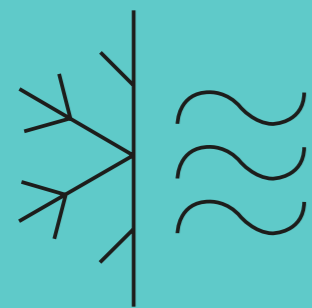
New and bespoke passenger lift



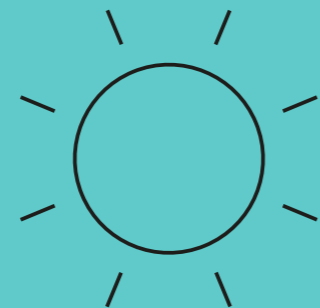
Secure cycle storage inside



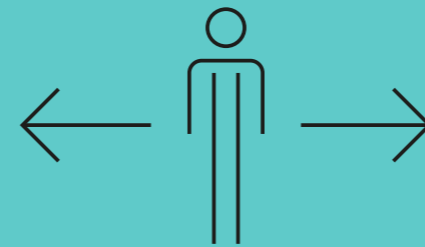
Smart system enabled building



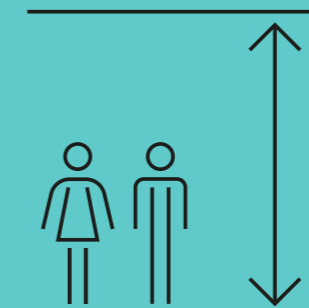
VRF fan coil air-conditioning



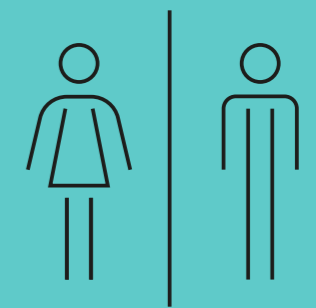
Excellent natural light



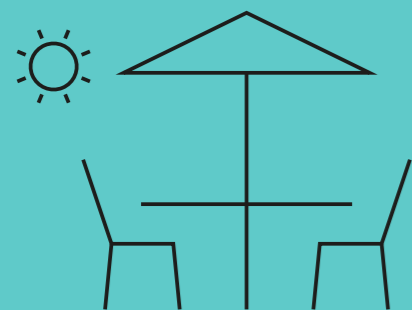
Occupational density 1:10 sq m



Superb floor to ceiling height throughout



Brand new high-quality WCs



Outdoor terrace and balcony



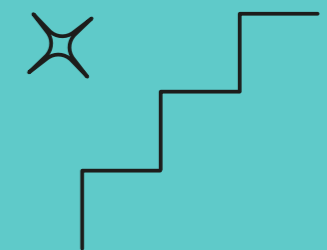
High-end shower facilities



Quick connection and super-fast fibre within the building



Brass accessories



Feature stairs and rooflight

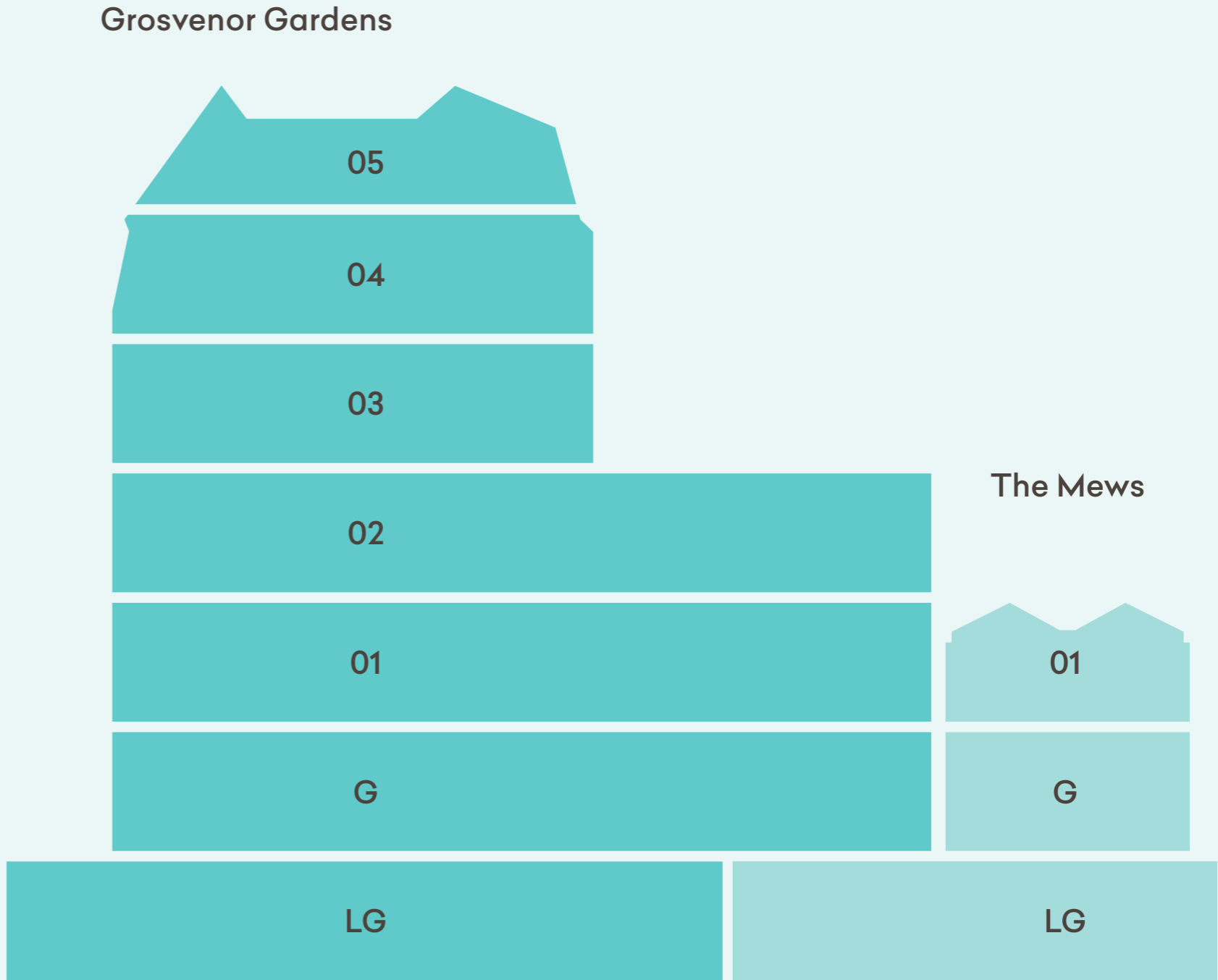


Accommodation

An ultra-rare 8,700 sq ft self-contained Belgravia building. Each floor in 40 Grosvenor Gardens is served by the bespoke passenger lift, and both buildings are linked together on the ground and lower ground floors.

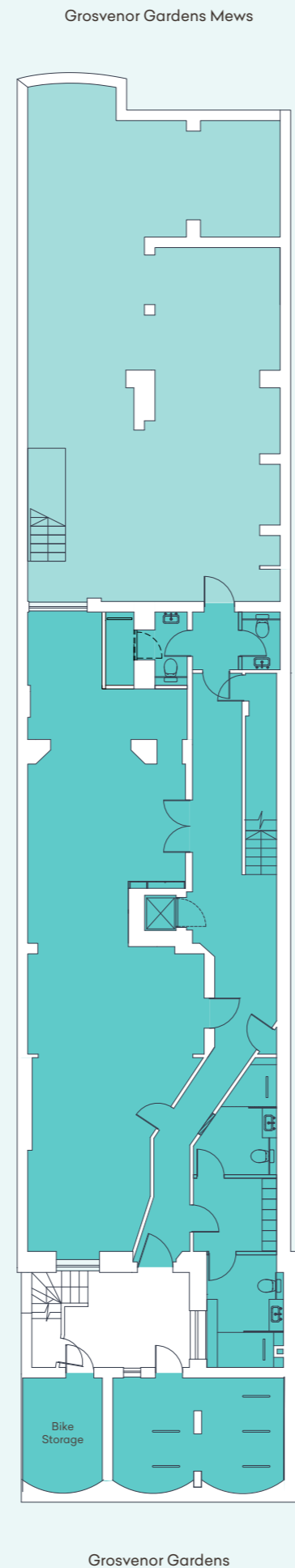
Floor	40 Grosvenor Gardens		The Mews	
	sq ft NIA	sq m NIA	sq ft NIA	sq m NIA
05	723	72	-	-
04	797	74	-	-
03	797	74	-	-
02	1,001	93	-	-
01	1,163	108	786	73
Mezzanine	32	3	-	-
G	936	87	678	63
LG	775	72	1,012	94
Total	6,224	583	2,476	230
Grand Total			8,700	813

Section Elevation



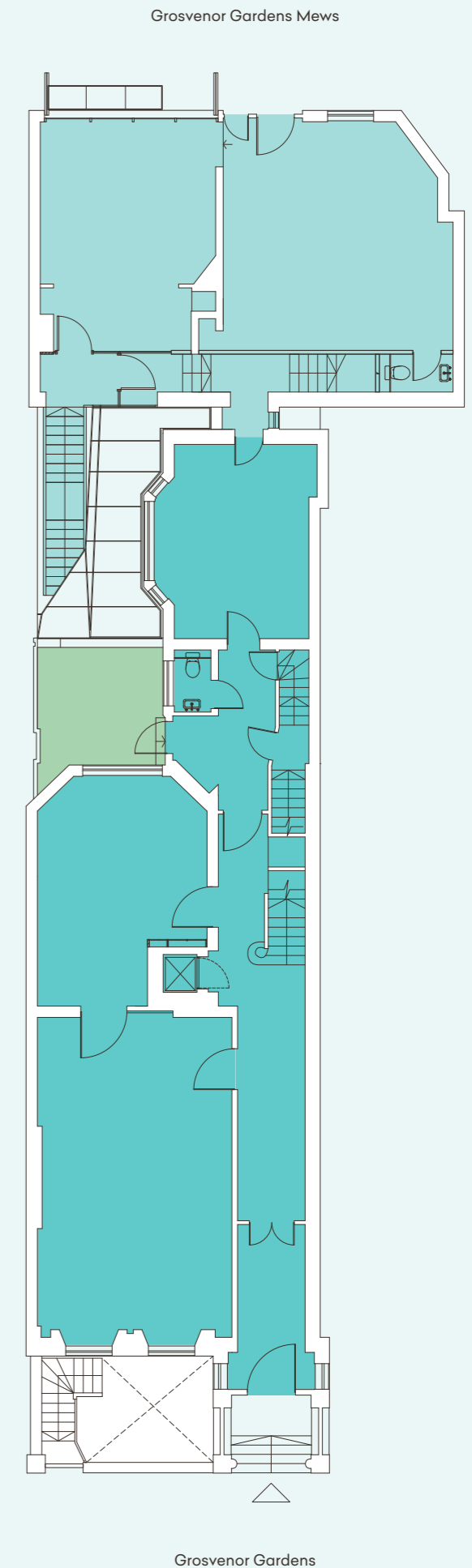
Lower Ground Floor

- Grosvenor Gardens Office**
775 sq ft (NIA) / 72 sq m (NIA)
- Grosvenor Gardens Mews**
1,012 sq ft (NIA) / 94 sq m (NIA)



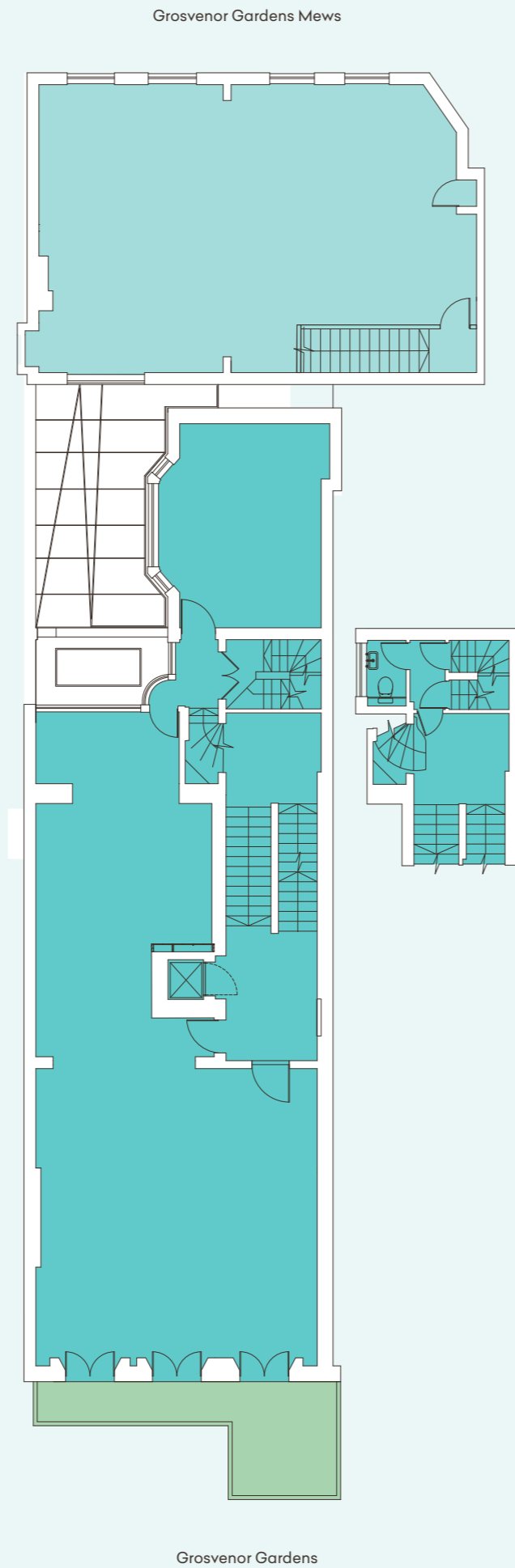
Ground Floor

- Grosvenor Gardens Office**
936 sq ft (NIA) / 87 sq m (NIA)
- Grosvenor Gardens Mews**
678 sq ft (NIA) / 63 sq m (NIA)
- Terrace**



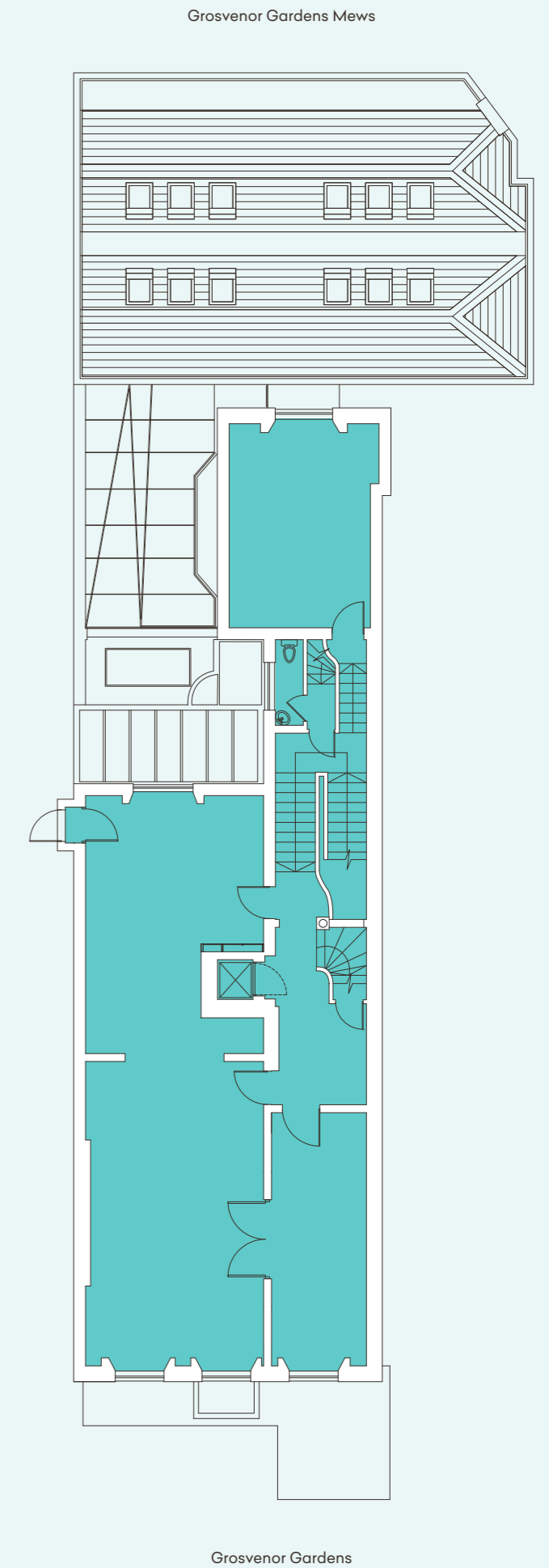
First Floor

- Grosvenor Gardens Office
1,163 sq ft (NIA) / 108 sq m (NIA)
- Grosvenor Gardens Mews
786 sq ft (NIA) / 73 sq m (NIA)
- Terrace



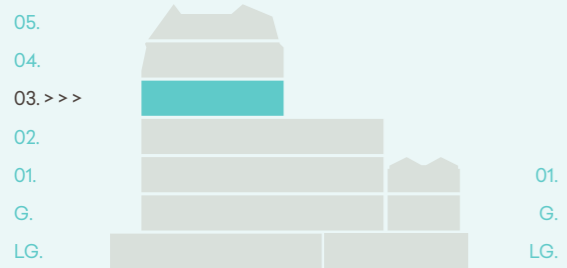
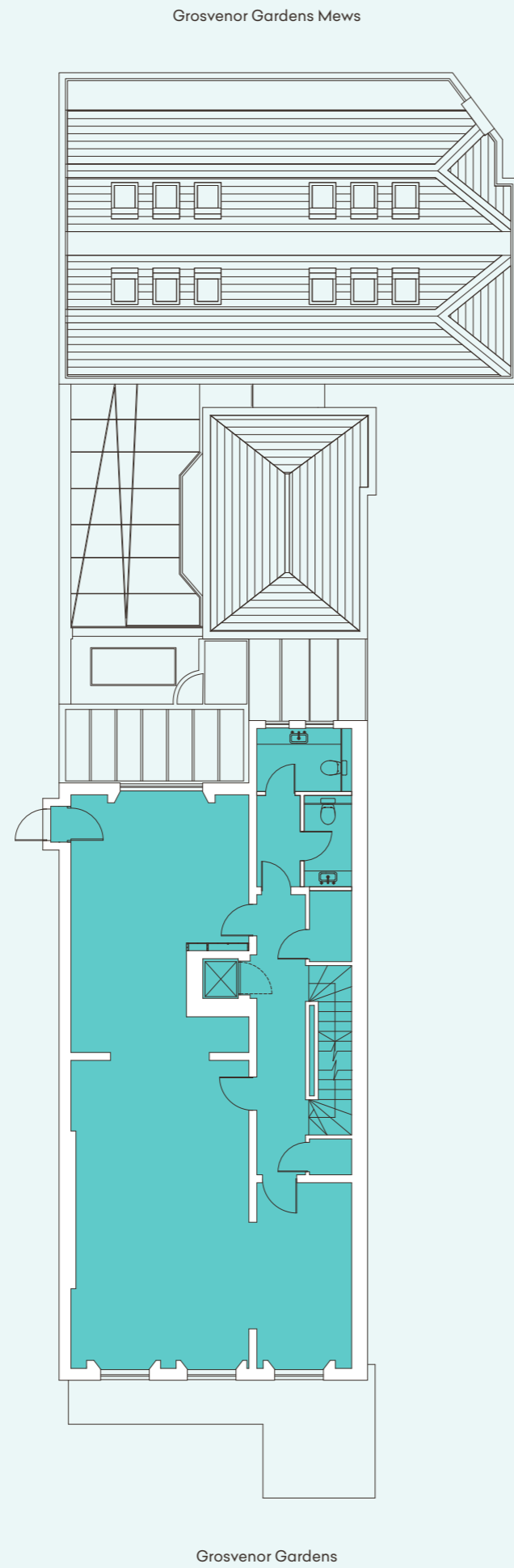
Second Floor

- Grosvenor Gardens
1,001 sq ft (NIA) / 93 sq m (NIA)



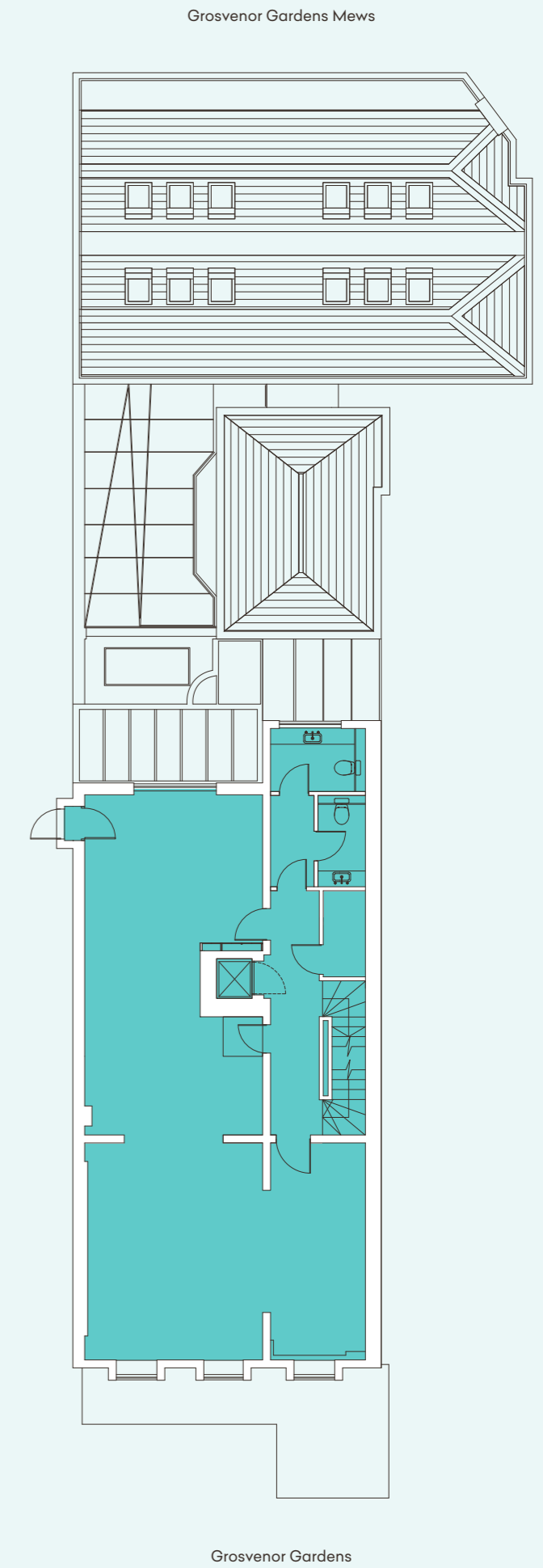
Third Floor

■ Grosvenor Gardens
797 sq ft (NIA) / 74 sq m (NIA)



Fourth Floor

■ Grosvenor Gardens
797 sq ft (NIA) / 74 sq m (NIA)

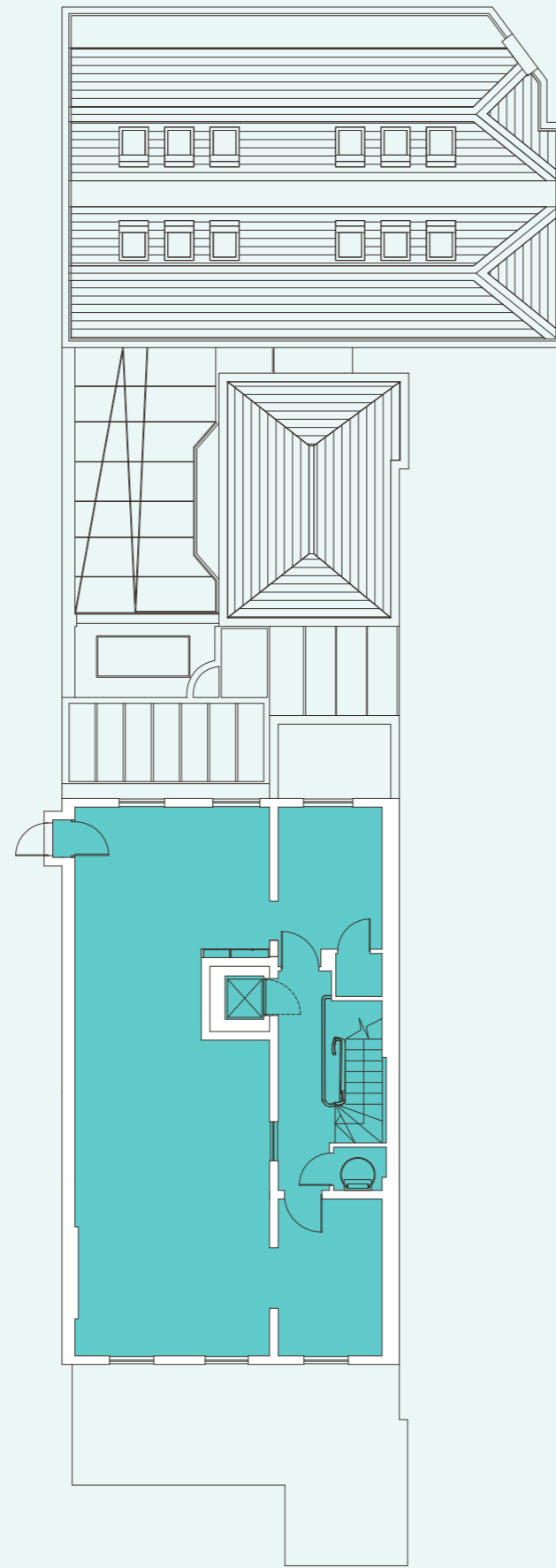


Fifth Floor

Grosvenor Gardens

723 sq ft (NIA) / 72 sq m (NIA)

Grosvenor Gardens Mews



05. >>>

- 04.
- 03.
- 02.
- 01.
- G.
- LG.



- 01.
- G.
- LG.

Grosvenor Gardens





Category 'A' Refurbishment Works

OCCUPANCY

- Means of escape: 1 per 6 sq m
- Occupation density: 1 per 10 sq m
- Sanitary provision: Unisex, provision for occupancy of 100 people, equivalent to a density of 1 per 8 sq m

FLOOR LOADINGS & STRUCTURE

- Superimposed dead load i.e. finishes, ceiling and services etc 0.85kN/m² as per BCO specification
- Imposed loads 2.5kN/m² +1.0kn/m² for partitions

FLOOR HEIGHTS

Max floor to ceiling heights

- Basement: 3m
- Ground: 3.8m
- First: 4.15m
- Second: 3.4m
- Third: 3.35m
- Fourth: 2.85m
- Fifth: 2.45m

INTERNAL OFFICE FINISHES

- Walls: Plaster, painted, with feature mouldings to principal floors
- Floors: Timber to ground and first floors, carpet elsewhere
- Mews Floors: Micro-cement basement and ground. Timber at first
- Ceilings: Plaster, painted, with feature mouldings/cornices and feature light fittings to principal floors
- Windows, Shutters & Doors: Timber
- Skirting: Timber, painted

INTERNAL FINISHES TO ENTRANCE LOBBY & RECEPTION

- Walls: Plaster, painted, with feature mouldings
- Floors: Original tiling
- Ceilings: Plaster, painted, with feature mouldings/cornices. Bespoke chandeliers
- Windows & Doors: Timber
- Skirting: Timber

INTERNAL WC/SHOWER FINISHES

- Walls: Feature panelling and plaster, painted
- Floors: High-quality porcelain tiles
- Ceilings: Plaster, painted
- Cubicles: Full height, tiled
- Skirting: Timber, painted
- Fittings: Sensor taps, Dyson hand dryers with Hepa filters

EXTERNAL TERRACE

- Floors: Technical stone pavements with walk-on rooflights

MECHANICAL INSTALLATIONS

VENTILATION

- Basement and fifth floor are mechanically ventilated with 12l/s/person
- Ground to fourth floor are naturally ventilated via openable windows

COOLING

- VRF fan coil units

HEATING

- VRF fan coil units

DESIGN PARAMETERS

Winter Temperature

- Outside: -4 °C
- Internal Offices: 20 °C
- Toilets: 20 °C
- Reception: n/a

SUMMER TEMPERATURE

- Outside: 30 °C
- Internal Offices: 24 °C
- Toilets: Not cooled
- Reception: n/a

COOLING LOADS

- Lighting: 10W/m²
- Small Power: 20W/m²

ELECTRICAL INSTALLATION

- Tenant Load electrical allowance: 20W/m²
- Each floor provided with a dedicated consumer unit

LIGHTING LEVELS

- Offices: 350 - 500lux
- Main Staircase: 100lux
- Toilets: 200lux
- Reception: n/a
- Lighting Controls: Manual switches

LIFT

- New and bespoke passenger lift serving all floor levels
- Bespoke interior

DATA INSTALLATION

- The data infrastructure for the building will comprise of a single high-speed fibre connection, terminated within the dedicated data rack located in the basement, and distributed via copper cables to all data points on each level
- Fibre splitter shall be provided to each tenant for future use
- Distribution/Outlet Provision: Wall mounted data points and floor boxes (as drawings)
- WAPs: To be provided by tenant

PROTECTIVE INSTALLATIONS

FIRE

- Fire alarm detection: Category L1 to BS 5839

SECURITY

- Door entry system will comprise of video entry systems at main entrances (externally) and connected to caller receiver stations located at each level for tenants
- 'QR' reader allowed at the main entrance for the building granting access to visitors
- Security System
 - Intruder alarm based on door and window contacts, and PIR movement detectors
 - CCTV to main entrances (externally) and main entrance hall
 - App-based Smartspaces system controlling security, access and HVAC

HEALTH & WELLNESS FEATURES

- Hepa filtration units to principal floors
- Openable windows to all floors
- Sensor taps to basins

Further Information

Viewings

Strictly by appointment only.

Contacts

Please contact Levy Real Estate.



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Made by Tayler Reid



