

BELGRAVIA SW1

TWENTY
GROSVENOR
GARDENS

8,000 SQ FT OF CLASS E SPACE TO LET

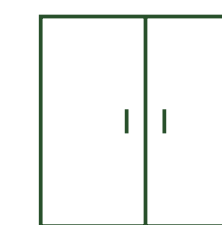


CLASS & SOPHISTICATION

Twenty Grosvenor Gardens is an exceptional Grade II listed property nestled at the vibrant crossroads of Victoria and Belgravia. Boasting seven floors, this self-contained building presents a unique opportunity for occupiers in search of a prime location with unrivalled access to the extensive transport network of Victoria Station.



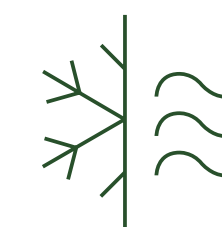
EXPERIENCE ELEGANCE



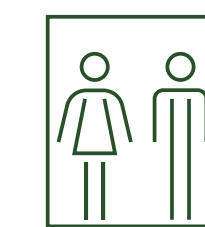
Self contained
building



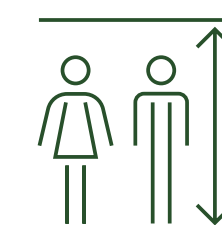
Grade II listed
period property



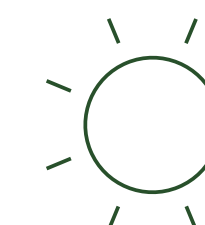
VRV air
conditioning



Passenger
lift



Generous
floor to ceiling
heights

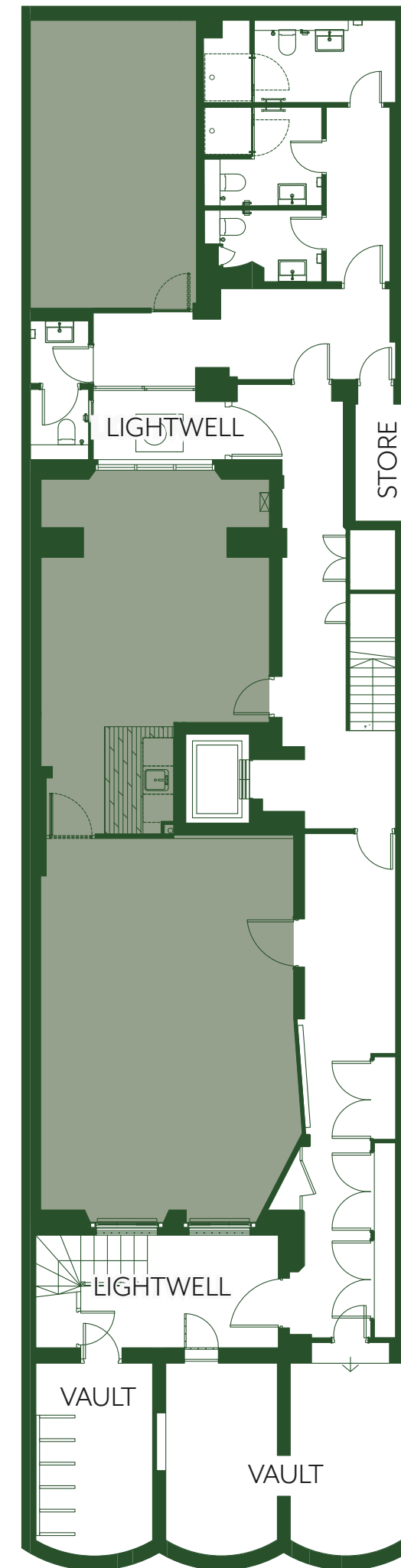


Excellent
natural light

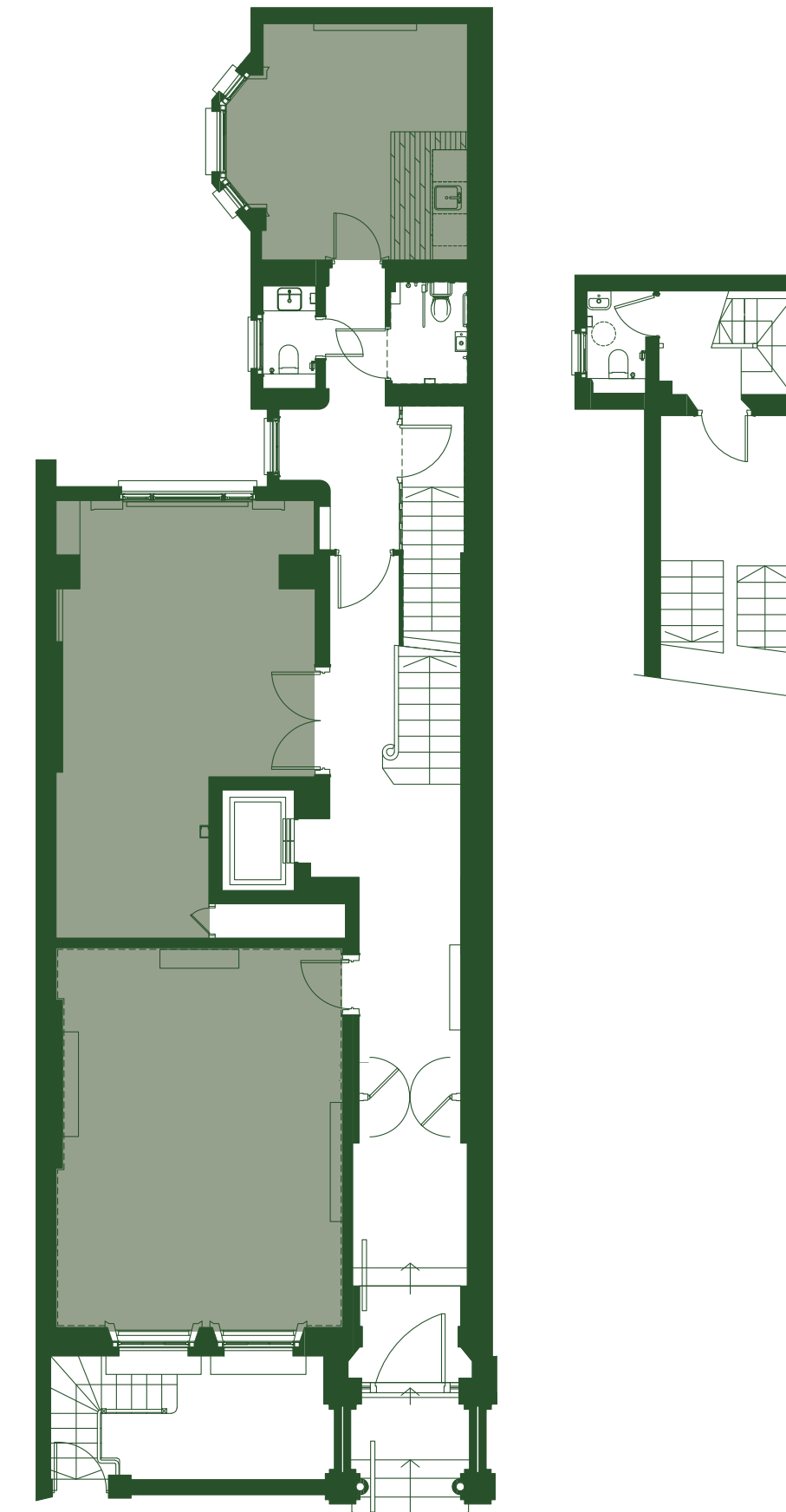
THE SPACE

FLOOR	SQ FT	SQ M
FIFTH	724	67
FOURTH	1,045	97
THIRD	817	76
SECOND	1,155	107
FIRST	1,338	124
GROUND	988	92
LOWER GROUND	1,032	96
VAULTS	100	9
TOTAL	7,199	668

LOWER GROUND
96 SQ M / 1,032 SQ FT

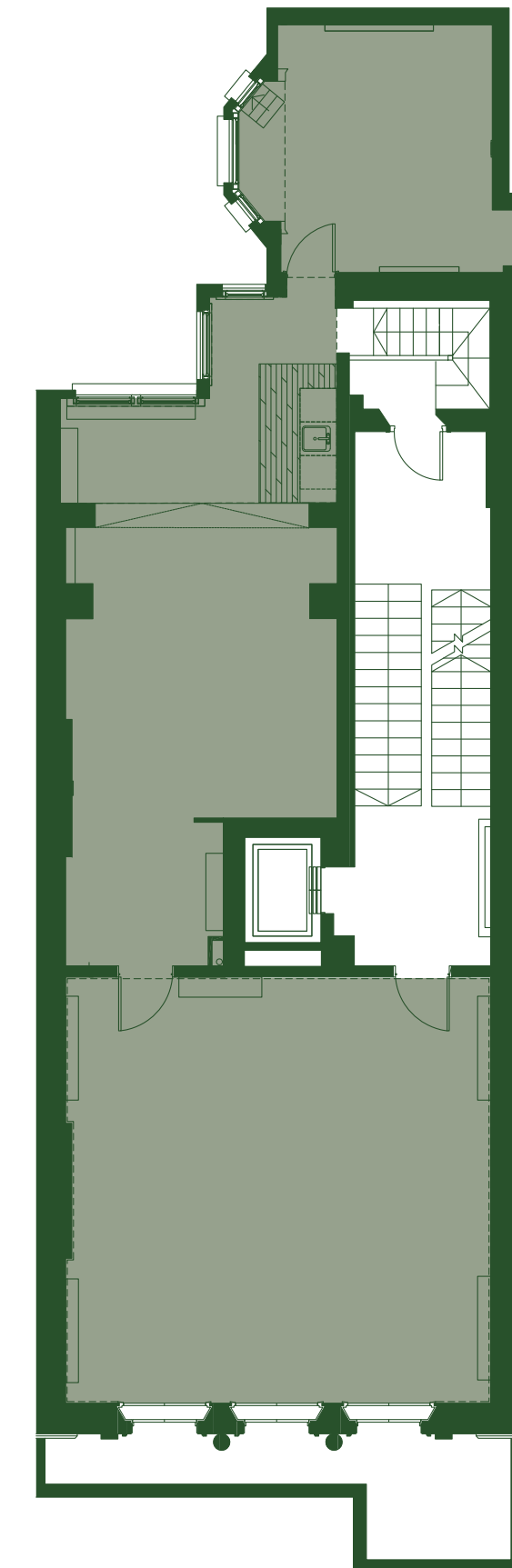


GROUND
92 SQ M / 988 SQ FT



GROSVENOR GARDENS

FIRST
LET



GROSVENOR GARDENS

SECOND

107 SQ M / 1,155 SQ FT

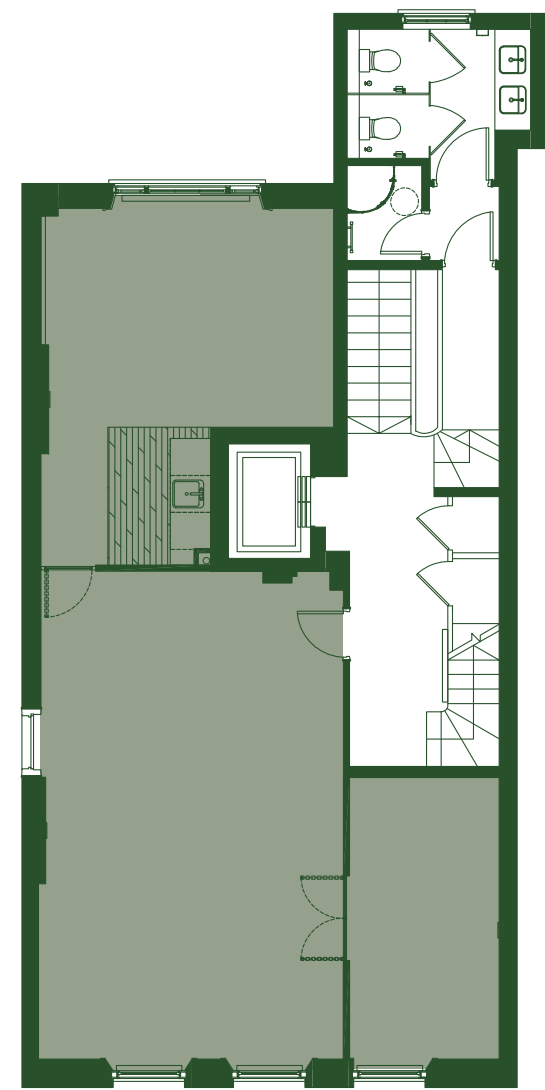
- 16 Fixed Workstations
- 8 Person Meeting Room (Mezzanine Level)
- 6 Person Meeting Room
- Kitchenette



GROSVENOR GARDENS

THIRD

76 SQ M / 817 SQ FT

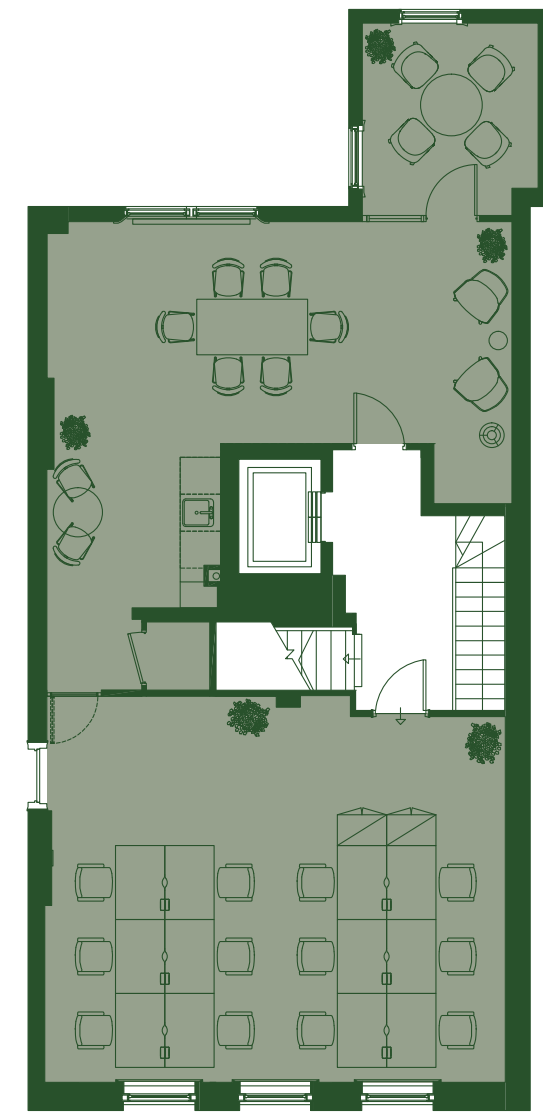


GROSVENOR GARDENS

FOURTH

97 SQ M / 1,045 SQ FT

- 12 Fixed Workstations
- 4 Person Meeting Room
- 6 Person Meeting Table
- Soft Seating/Breakout Areas
- Kitchenette

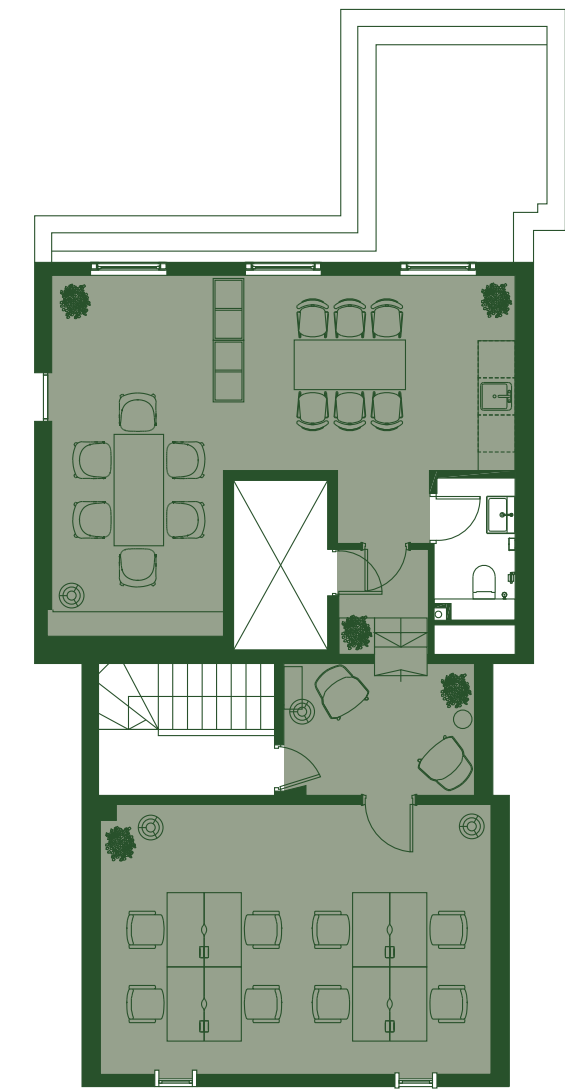


GROSVENOR GARDENS

FIFTH

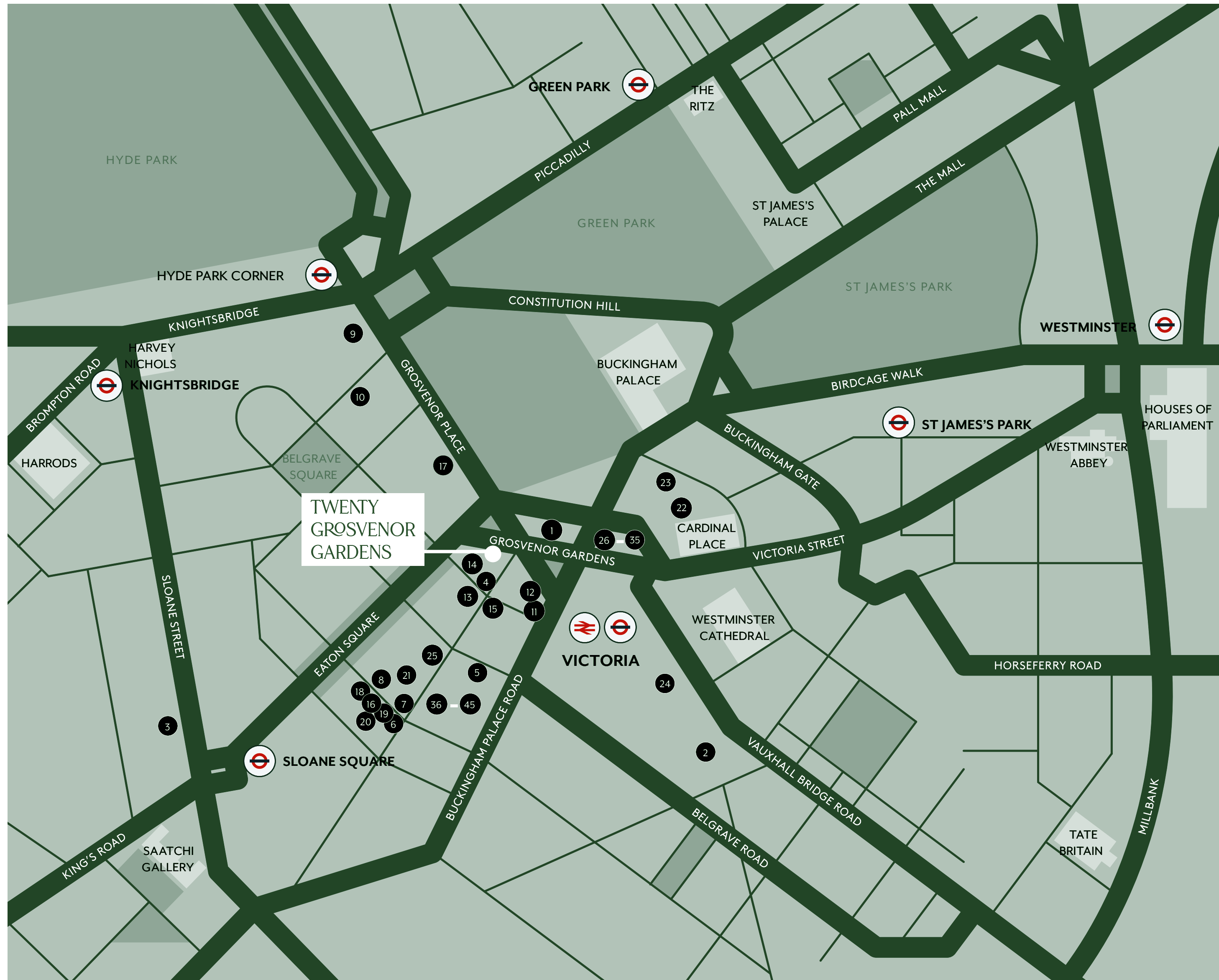
67 SQ M / 724 SQ FT

- 8 Fixed Workstations
- 4 Person Meeting Room
- 6 Person Meeting Table
- Soft Seating/Breakout Areas
- Kitchenette



GROSVENOR GARDENS





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
11. Harry's Bar
12. The Alchemist
13. UNI
14. Olivomare
15. Santini

Retail & Health

16. ME & EM
17. Cleveland Clinic
18. Loquet London
19. Jo Loves
20. Les Senteurs
21. Philip Treacy
22. Cardinal Place
23. H2 Gyms
24. Frame
25. Anna Makarova Yoga

Nova Victoria

26. Greenwood
27. Ole & Steen
28. Sticks 'n' Sushi
29. Bone Daddies
30. Notes Coffee
31. Ahi Poke
32. Timmy Green
33. IRebel
34. Vagabond
35. Rail House Cafe

Eccleston Yards

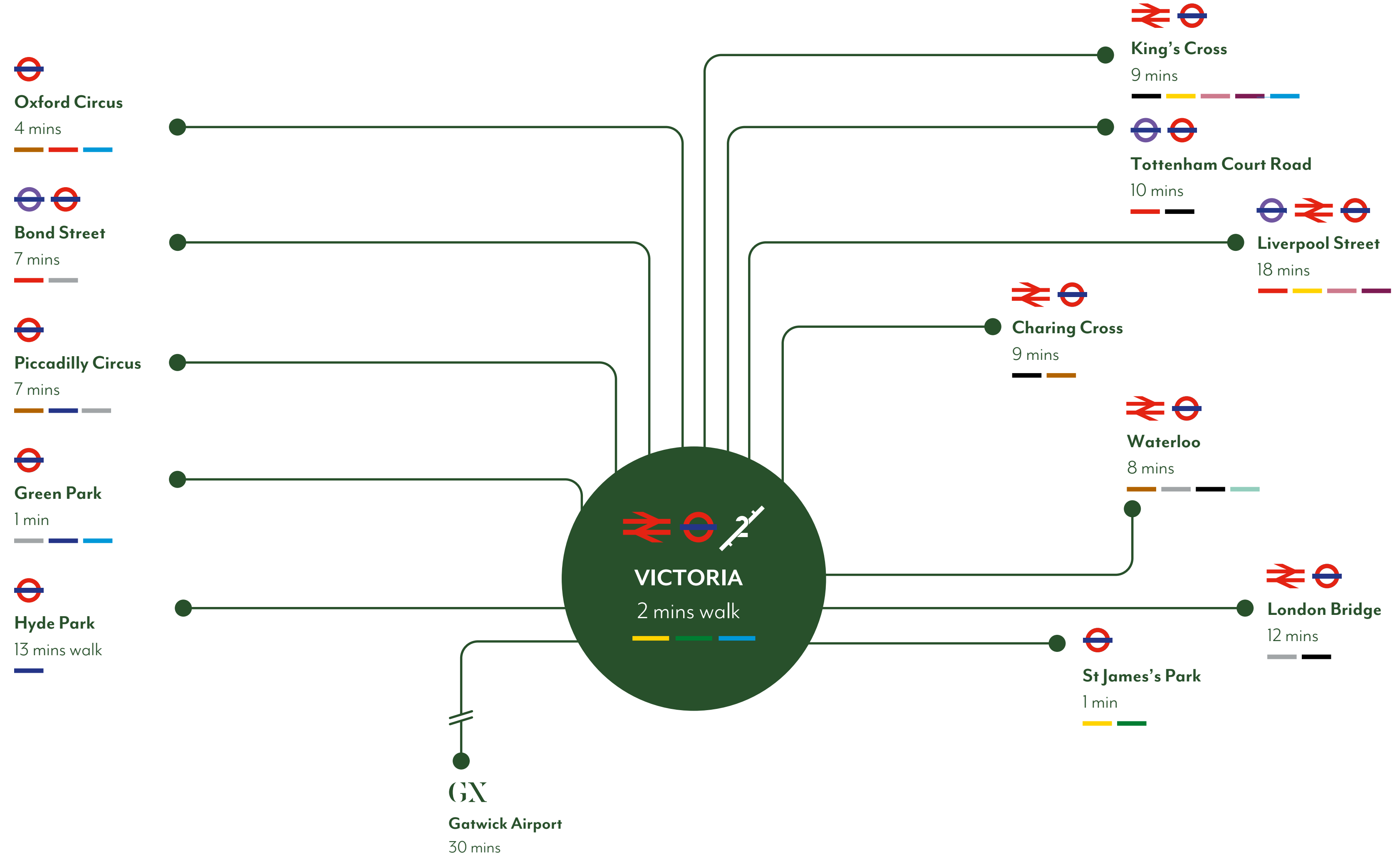
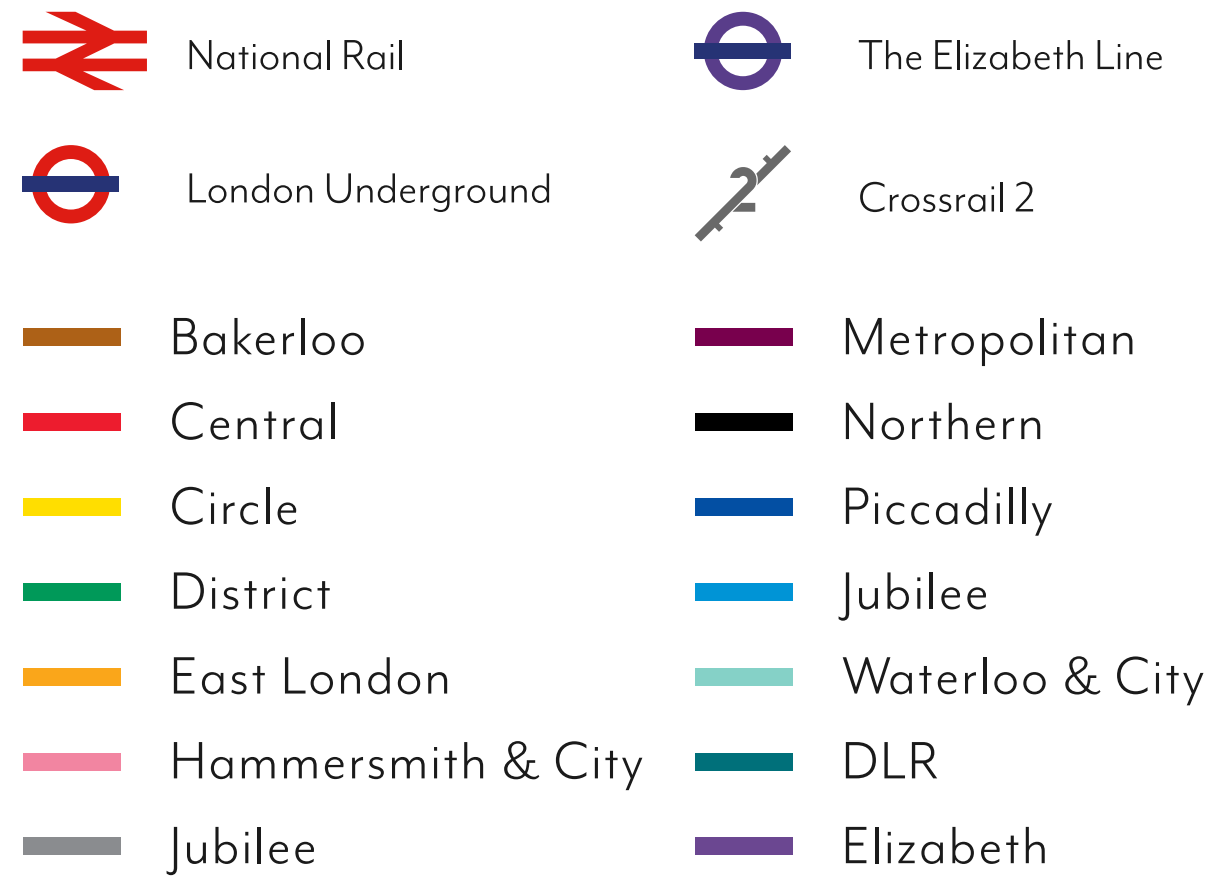
36. Olivo
37. Wild by Tart
38. Atis
39. Ole & Steen
40. Barry's Bootcamp
41. Hotpod Yoga
42. LondonCryo
43. SMUK
44. Re:Mind
45. Artisan Market



CONNECTIVITY

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.



TWENTY GROSVENOR GARDENS

VIEWINGS

Strictly through the joint agents.

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