

8 HEADFORT PLACE

BELGRAVIA

LONDON SW1



**SELF-CONTAINED MEWS OFFICE BUILDING
FOR SALE**

2,879 SQ FT (267.5 SQ M) APPROX

LOCATION:

This attractive mews building is situated in the heart of Belgravia, on the east side of Headfort Place, close to the junction with Chapel Street. There are a number of bus routes that pass close to the building and the nearest stations are Hyde Park and Victoria (Victoria, District, Circle and Piccadilly Underground lines, Victoria Main-line and Gatwick Express).

020 7522 8500

DESCRIPTION:

This attractive mews building is arranged over ground, 1st and 2nd floors, providing a mixture of open-plan and individual offices. The approximate net internal floor areas are as follows:

Floor	Sq Ft	Sq M
Second	774	71.9
First	706	65.6
Ground	764	71
Basement*	635	59
Total	2,879	267.5

**The basement does not currently have direct access.*

AMENITIES:

- Good decorative condition
- Kitchen
- Excellent natural light
- Central heating
- Perimeter trunking
- 24 hour access

LEASE:

Our clients hold a long lease from Grosvenor, expiring on 29th September 2043 (**28 ¼ years unexpired**). The ground rent is £380 per annum exclusive.

PRICE:

Offers in excess of £2.5 million.

NB – Alternatively our clients would consider granting a rack rent lease. Terms on application.

RATES:

Current rates payable equate to £19.14 per sq ft.

VAT:

The building is **not** elected for VAT purposes.

EPC RATING:

E-107

LEGAL COSTS:

Each party to be responsible for their own legal costs.

POSSESSION:

Immediate upon completion of legal formalities.

VIEWINGS:

Strictly by appointment via joint sole agents **MELLERSH & HARDING** and **AMES BELGRAVIA**.

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