

14-15 BELGRAVE SQUARE, LONDON, SW1

MAGNIFICENT OFFICES WITH THE BENEFIT OF SHARED MEETING FACILITIES &
GARDEN



484 SQ FT (44.97 SQ M), 591 SQ FT (54.9 SQ M) AND 1,598 SQ FT (148.5 SQ M)

TO BE LET

020 7522 8500

Description: 14-15 Belgrave Square is situated on south west side of this magnificent square close to the junction of West Halkin Street. The property is therefore close to Knightsbridge and Hyde Park Corner Under Ground Stations (Piccadilly line) and the transport interchange on Victoria (Victoria, District and Circle line underground stations, Gatwick Express and main line rail).

The property enjoys close proximity to Waitrose as well as internationally respected retail and restaurant facilities.

Accommodation: The offices are currently available are as follows:-

1st 1,598 sq ft - Attractive period office suite with views over Belgrave Square. – u/o
G 484 sq ft - Recently refurbished period office. – u/o
LG 591 sq ft - Self-contained suite of 2 offices overlooking private garden. – u/o

Amenities:

- Redecorated throughout
- Central heating
- Automatic passenger lift
- Ground floor reception facilities
- Shared meeting facilities available by arrangement
- Carpeted throughout
- Newly refurbished common-parts

Rent: The rent required is as follows:

1st Floor - £65.00 per sq ft per annum exclusive.

Ground floor - £70.00 per sq ft per annum exclusive.

Lower Ground Floor - £42.50 per sq ft per annum exclusive.

Service Charge: Fixed at £12.50 per sq ft per annum plus a sinking fund of £5 per sq ft per annum. These costs will rise annually in line with the Retail Price Index.

Rates: Both floors are assessed as part of larger hereditaments, but the valuation office website indicates that rates applicable would be approx.:

1st Floor - £20.70 per sq ft

Ground Floor – TBC

Lower Ground Floor - £11.40 per sq ft

All interested parties must satisfy themselves on the accuracy of this information.

EPC Rating: D - 84

Possession: September 2014

Viewings: By appointments through sole agents **Mellersh & Harding**

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