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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).



These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

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 29 th 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.	
POSESSION:	Immediate upon completion of legal formalities.	
VIEWINGS:	Strictly by appointment via joint sole agents MELLERSH & HARDING and AMES BELGRAVIA.	

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