

NINE TO ELEVEN GROSVENOR GARDENS

LONDON SW1



Proposed new Victoria Station underground entrance



AIR-CONDITIONED OFFICE SUITES TO LET
666 - 3,973 SQ FT (61.9 - 369.1 SQ M)

LOCATION

The property is located on the north east side of Grosvenor Gardens close to its junction with Lower Grosvenor Place. Victoria mainline (including Gatwick Express services), Underground (Victoria, District and Circle lines) and bus stations are located 200 metres from the property, providing excellent transport links. There are a broad variety of shops, bars and restaurants in the surrounding area offering extensive facilities for staff.



DESCRIPTION

The vacant offices are situated on the ground, second, third and fifth floors of this modern office building behind a period façade. The suites provide open plan accommodation and benefit from air conditioning, raised floors, passenger lift, shower facilities and a commissionaire.

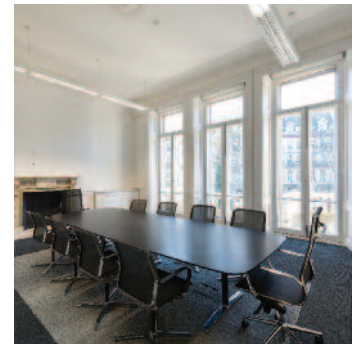


AMENITIES

- > Redecorated office suites
- > Raised floors
- > Air conditioning
- > Car parking
- > Good floor-to-ceiling heights
- > Commissionaire
- > Passenger lift
- > Shower facilities
- > 24 hour access
- > Good natural daylight

FLOOR AREAS

Floor	Description	sq ft	sq m
Fifth	Office	666	61.9
Third	Office	1,304	121.1
Second	Office	873	81.1
Ground	Office	1,130	104.9
Total		3,973	369.1



TERM

The offices are available floor-by-floor on new leases for a term by arrangement.

VIEWINGS

By prior appointment via the joint agents:

mellersh & harding
 020 7522 8500
www.mellersh.co.uk

George Reynolds
 T: 020 7522 8524
 E: greynolds@mellersh.co.uk

Jonathan Stern
 T: 020 7522 8517
 E: jstern@mellersh.co.uk

TUCKERMAN
 CHARTERED SURVEYORS
 020 7222 5511
www.tuckerman.co.uk

Guy Bowring
 T: 020 3328 5373
 E: gbowring@tuckerman.co.uk

Harry Cormack
 T: 020 3328 5383
 E: hcormack@tuckerman.co.uk