

# 12-18 Grosvenor Gardens

Belgravia SW1



5,350 – 11,411 Sq Ft Refurbished Grade A Office Space To Let



# Superbly refurbished office floors in prime Belgravia position

The available accommodation includes the ground and fourth floors which offer a total of 11,411 sq ft of beautiful and substantially refurbished Grade A office space.

12-18 Grosvenor Gardens comprises four knocked-through period buildings, offering open plan office space with c2.9m floor to ceiling heights and superb natural light and views across Belgravia to the rear and the Gardens to the front.

## Specification



VRV air conditioning



Two 10 person passenger lifts



Metal tiled suspended ceiling and raised floors



LED lighting



24 hour access



Impressive manned reception area



Excellent natural light



Car parking (4 EV charging points)



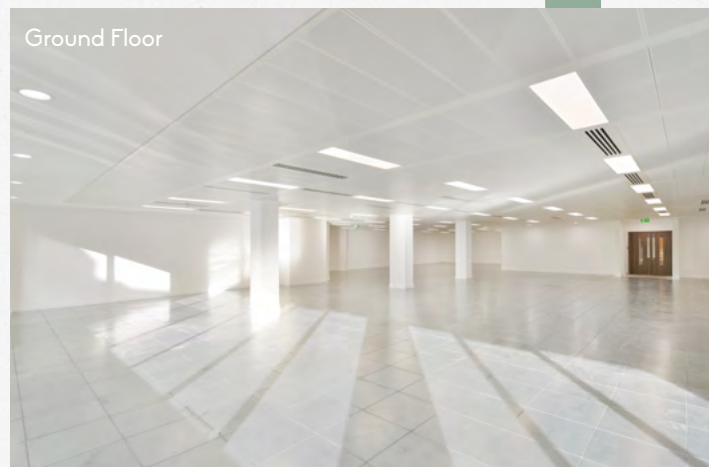
Showers and cycle racks



4th Floor



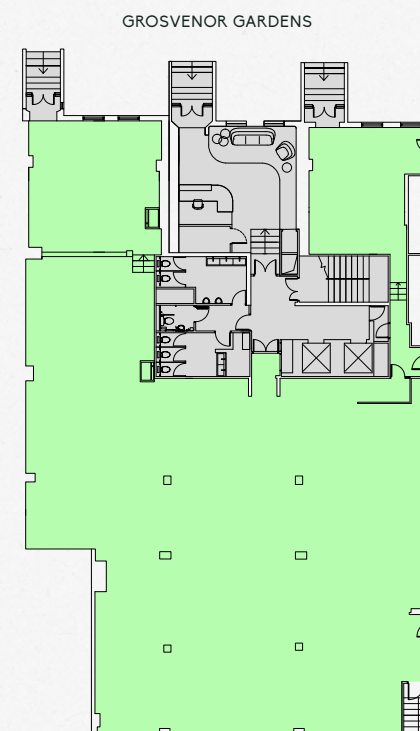
4th Floor CGI



Ground Floor

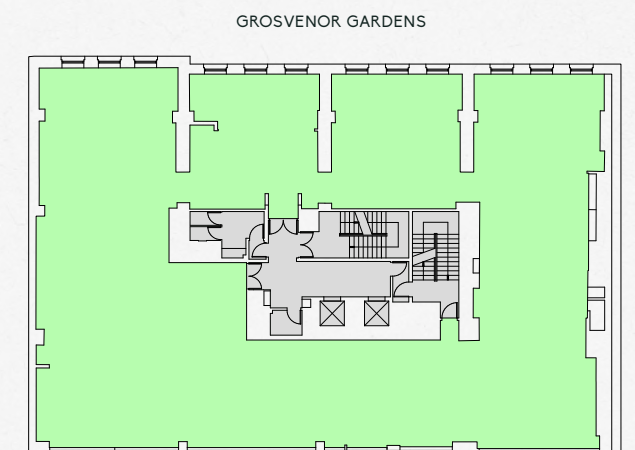


## Ground Floor Plan 6,061 Sq Ft (563 sq m)



Plans not to scale.  
For indicative purposes only.

## Fourth Floor Plan 5,350 Sq Ft (497 sq m)



Floor	sq ft	sq m
Fourth*	5,350	497
Ground	6,061	563
<b>Total</b>	<b>11,411</b>	<b>1,060</b>

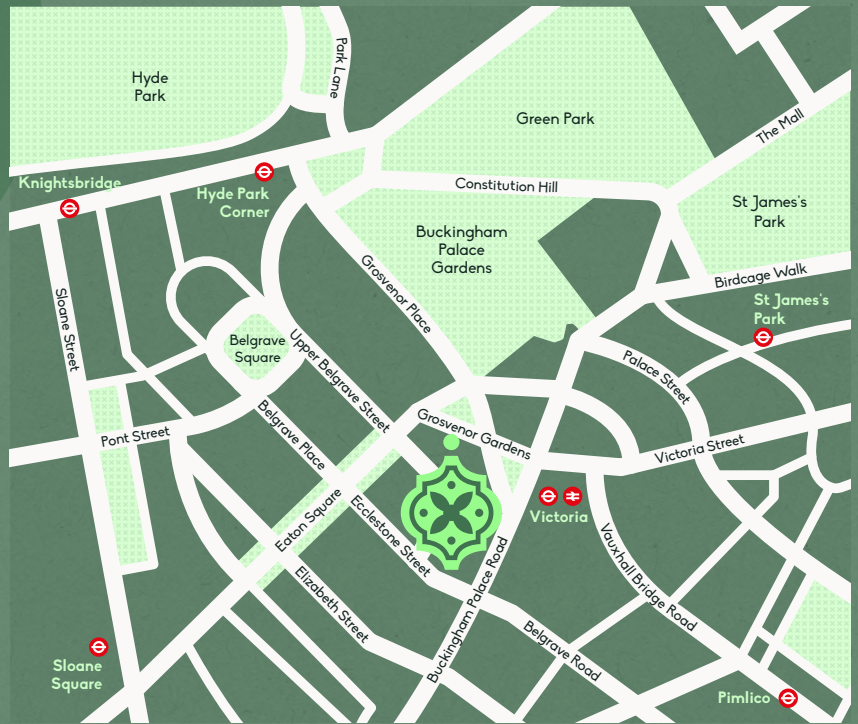
\*Fourth floor is subject to on site verification post completion of works.



# In a quiet corner of Belgravia with great access to the West End

Local amenity is excellent, with quality offerings to the rear within Belgravia, including Eccleston Yards, and also to the north within Nova, Cardinal Place and Victoria Street.

Victoria Mainline and Underground stations are close by, providing convenient access to the West End, City, Gatwick and the South East.



## Connections

<p><b>2 mins</b></p> <p>Victoria</p>	<p><b>9 mins</b></p> <p>Hyde Park Corner</p>
<p><b>11 mins</b></p> <p>St James's Park</p>	<p><b>12 mins</b></p> <p>Sloane Square</p>

## Amenities

<p><b>Nova</b> 3 min walk</p>	<p><b>Eccleston Yards</b> 5 min walk</p>
<p><b>Hyde Park</b> 7 min cycle</p>	<p><b>West End</b> 20 min bus</p>

Travel times from the building. Source: TfL.

## Viewings

Strictly through the sole letting agents.

## Terms

Upon application.

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