



26 Grosvenor Gardens,  
London, SW1W 0DH

**OFFICES TO RENT**  
**724 - 1,552 SQ FT**

[tuckerman.co.uk](http://tuckerman.co.uk)  
020 7222 5511



---

## Amenities

---

Voice entry phone

---

Newly refurbished office floors

---

Air-conditioning

---

LED lighting

---

Passenger lift

---

---

Newly refurbished common parts

---

Fitted 1st Floor

---

Excellent natural light

---

Fibre-enabled

---

Shower facilities

---



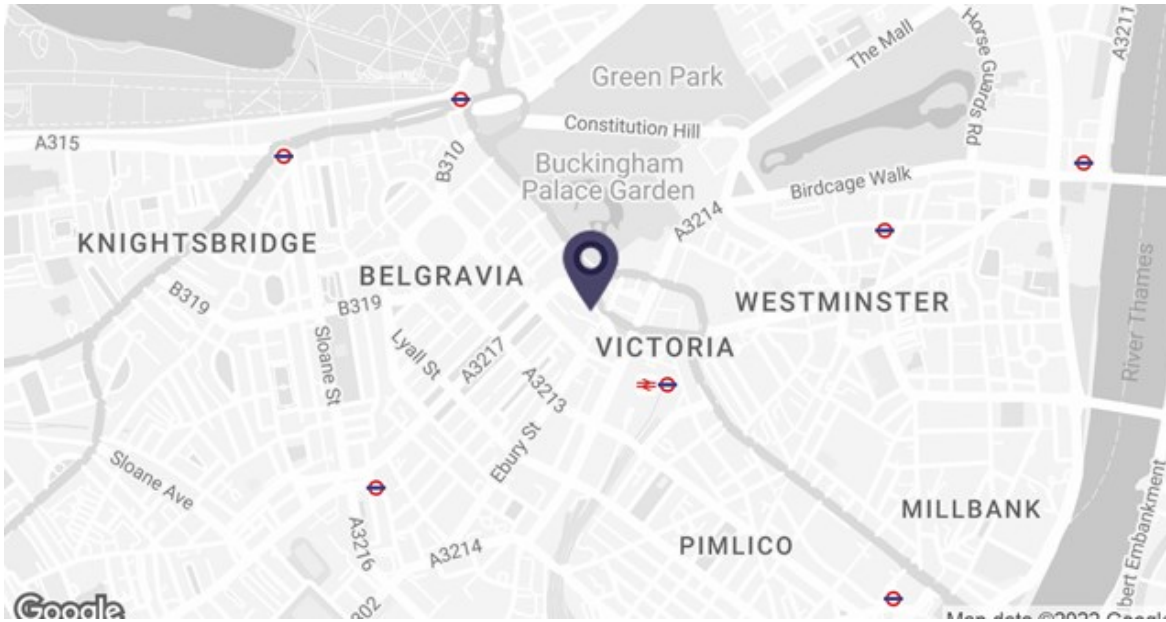
---

## Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
3rd	828	£70.00	£22.10	£15.91	£89,432.28	£7,452.69	Available
Lower Ground	724	£35.00	£22.10	£15.91	£52,859.24	£4,404.94	Available
<b>TOTAL</b>	<b>1,552</b>						

---

\*all figures are approximate and exclusive of VAT



## Description

### Newly Refurbished Offices To Let Close To Victoria Station

Superb refurbished offices to let located opposite Victoria Station and surrounded by the amenity of Victoria and Belgravia. The available space comprises the 3rd floor of 828 sq ft and Lower Ground floor of 724 sq ft.

The 1st and 3rd floors are offered fully fitted with a demised kitchenette and self-contained board room. The floors benefit from excellent natural light and the period features have been retained throughout.

The property is located in Grosvenor Gardens between the junctions with Ebury Street and Hobart Place. Victoria Underground Station and Victoria Coach Station are within a short walking distance.

26 Grosvenor Gardens, London,  
SW1W 0DH

## Further Information

### Lease Information

Available by way of a new lease direct from the Landlord for a term to be arranged.

### Rent

£35-£70 per sq ft.

### Service Charge

£15.91 per sq ft.

### Rates

£22.10 per sq ft.

### EPC

Available upon request.

### Guy Bowring

Tuckerman

07831 185728

gbowring@tuckerman.co.uk

### Scott Fisher

Tuckerman

07890 572225

sfisher@tuckerman.co.uk

### Grace Phillips

Tuckerman

07561 852 667

gphillips@tuckerman.co.uk

### Harry Cormack

Levy Real Estate

0207 930 1070

harry.cormack@levyrealestat...

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.