

630 - 16,115 SQ FT OFFICES TO LET



9-11

GROSVENOR GARDENS









LONDON SW1



## Superb modern offices with views over Grosvenor Gardens and The Goring Hotel

The building has been extensively refurbished, while retaining the period features throughout. The large manned reception leads you to the lift which access each of the floors. The office floors benefit from excellent natural light and fantastic floor to ceiling heights, offering the opportunity to create a vibrant working environment for your business.

## Specification

-  Air-Conditioning
-  Commissionaire
-  Demised kitchen in some suites
-  LED lighting
-  Raised floors
-  Shower facilities
-  Bike racks
-  Excellent transport links



9-11  
GROSVENOR GARDENS







## The Space

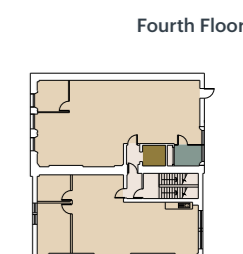
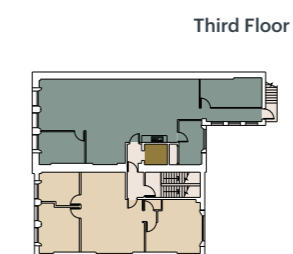
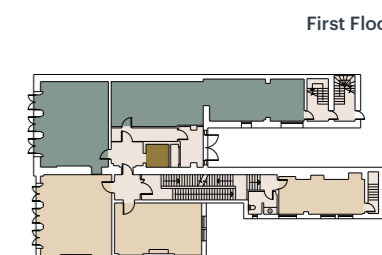
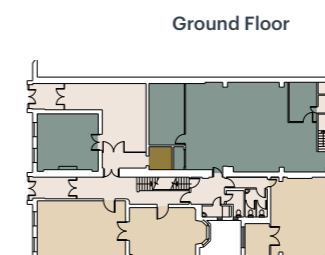
9-11 Grosvenor Gardens

Floor	Availability	Sq Ft
<b>No. 9</b>		
Fifth	Available	827
Third	Available	1,318
Second	Available	1,664
First	Available	1,371
Ground	Available	1,336

<b>No. 11</b>		
Fifth	Available	630
Fourth	Available	1,946
Third	Available	891
Second	Available	870
First	Available	1,065
Ground	Available	1,114
Lower Ground	Available	3,083
<b>Total</b>		<b>16,115</b>

Subject to measured survey

-  Office - No. 9
-  Office - No. 11
-  Core
-  Lifts



Plans for indicative purposes only (not to scale).

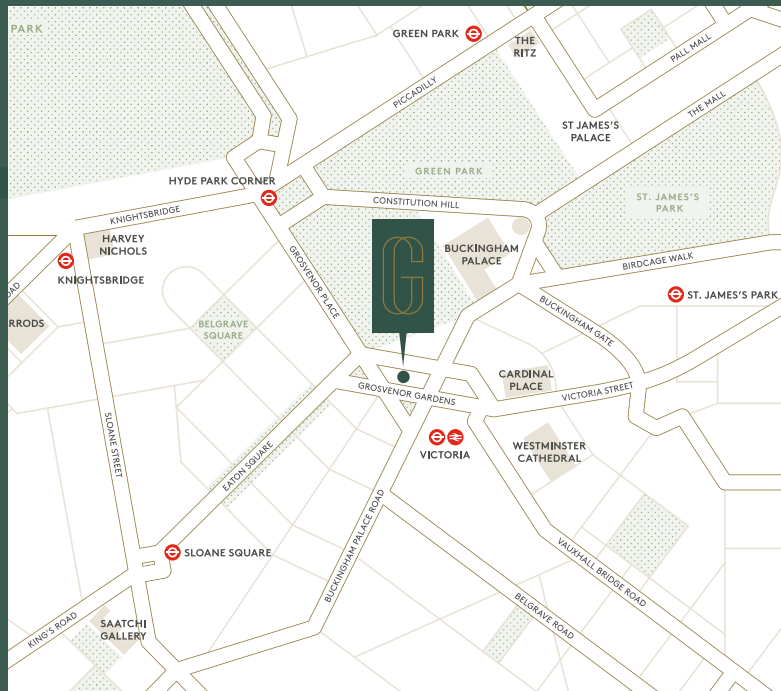




# Victoria is one of London's finest locations

Victoria is one of London's most desirable working locations, it's a hub of international companies, world-class amenities and excellent transport connections.

The building itself is located on the north side of the gardens at its junction with Beeston Place, and is a 3 minute walk to Victoria Station and the superb amenity offerings of both Nova and the streets of South Belgravia. The green spaces of Grosvenor Gardens itself are directly opposite.



## Connectivity

03  
Mins

Victoria



11  
Mins

Hyde Park Corner



14  
Mins

St James's Park



18  
Mins

Knightsbridge



Walk times from the building. Source: TfL

**Viewings**  
Strictly through joint sole letting agents.

**Terms**  
Upon request.

**Scott Fisher**  
07890 572 225  
sfisher@tuckerman.co.uk

**Oscar Holmes**  
07921 452 727  
oholmes@tuckerman.co.uk

**Tuckerman**  
CHARTERED SURVEYORS  
020 7222 5511  
WWW.TUCKERMAN.CO.UK

**Phil Frenay**  
07818 566 174  
phil@coh.eu

**Nick Sinclair**  
07970 511 730  
nick@coh.eu

**CROSSLAND OTTER HUNT**

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