

## 10-11 Grosvenor Place London SW1

4th Floor:

1,655 sq ft—Available

2,055 sq ft—**UNDER OFFER**

Office suites with views over Belgravia

*\*Refurbishment completed\**



- Grade II listed
- New LED lighting
- Perimeter trunking
- VRV Air conditioning
- Passenger lift
- Cycle and shower facilities
- Smart manned reception

(to be refurbished)

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### Location

The building is located on the west side of Grosvenor Place. Hyde Park Corner (Piccadilly Line) and Victoria (mainline, Victoria, District and Circle line) stations are within close proximity.

### Description

The 4th floor comprises 3,710 sq ft and can be taken in whole or split in half to provide 1,655 and 2,055 sq ft respectively. Both suites have been refurbished and benefit from a generous floor to ceiling height and good natural light throughout.

### Term

Available by way of a new lease direct from the landlord.

### Rent

£52.50 per sq ft.

### Rates

£26.06 per sq ft.

### Service Charge

£10.17 per sq ft.



For further information or to arrange a viewing please contact the joint sole agents:

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