

CROSSLAND OTTER HUNT

15-17 Grosvenor Gardens,
London,
SW1W 0BD

Refurbished, Cooled Offices To Let
close to Victoria Station with
Impressive Manned Reception
865 - 7,114 sq ft

865 to 7,114 sq ft (80.36 to 660.91
sq m)

020 7408 1114
www.coh.eu



CROSSLAND OTTER HUNT

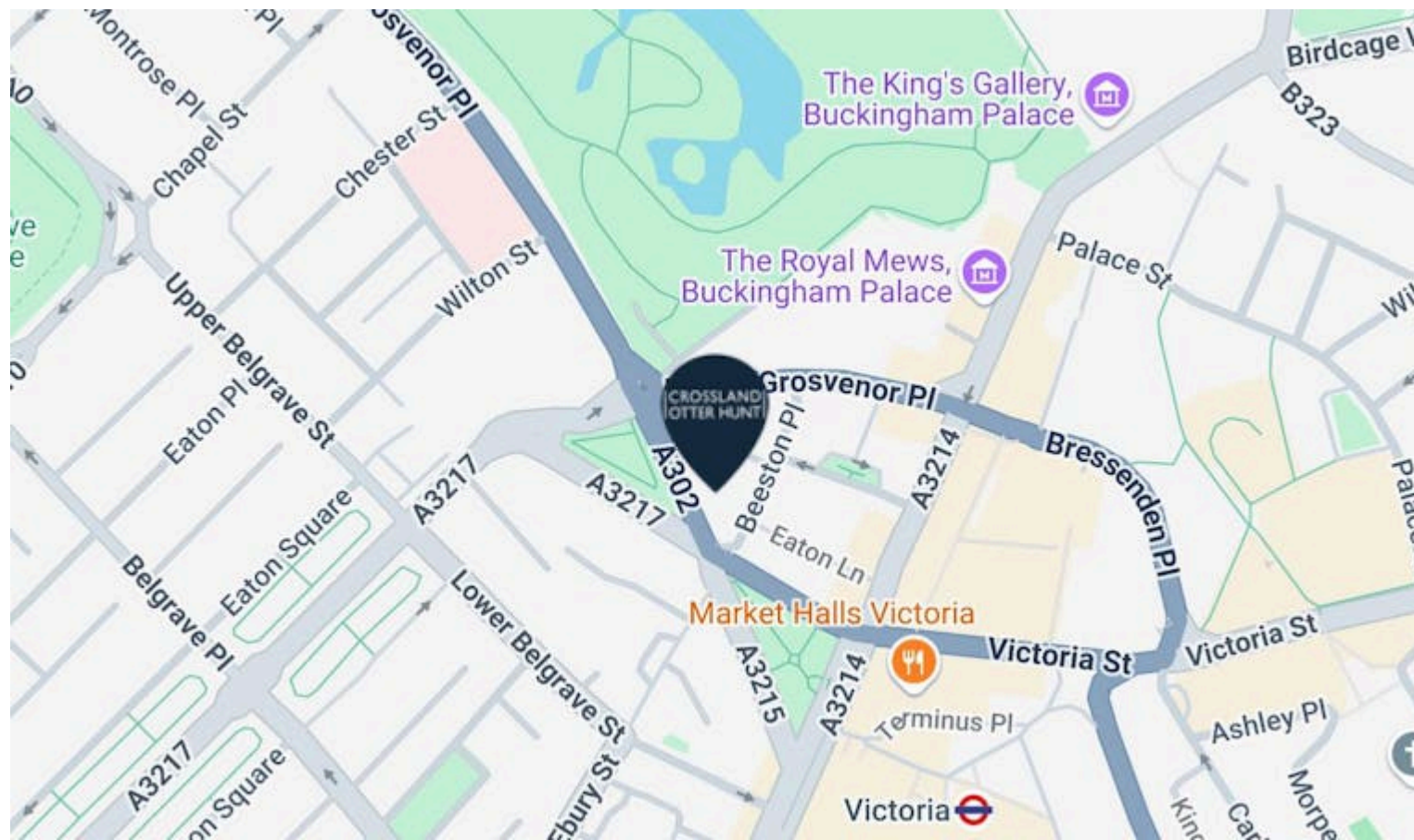
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Nearest Stations



Victoria
(0.1 Miles)



Hyde Park Corner
(0.4 Miles)



St. James's Park
(0.6 Miles)

This prominent building is located close to the junction with Beeston Place, very close to all the amenities that surround Victoria Rail terminals.



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- Refurbished manned reception
- LED Lighting
- Raised Floors
- Grade II Listed
- Passenger Lift
- Comfort Cooled
- Close to Victoria Station



GROSVENOR GARDENS

AREA PLAN

15-17 GROSVENOR GARDENS
LONDON, SW1W

Third Floor

Net Internal Area

■ NIA Office	252.5 sq m	2717 sq ft
■ NIA - Ancillary	7.7 sq m	83 sq ft
TOTAL NIA:	260.2 sq m	2800 sq ft

Gross Internal Area

□ GIA	341.4 sq m	3675 sq ft
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Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
3rd - (15)	865	£65	£34.84	£15	£99,336.60	Available
2nd - (15)	977	£72.50	£30.59	£15	£115,373.93	Available
1st - (15)	1,068	£72.50	£25.62	£15	£120,812.16	Available
Ground - (15)	1,067	£54.50	£27.09	£15	£103,061.53	Available
Lower Ground - (15 + 17)	3,137	£30	£21.44	£15	£208,422.28	Available
Total	7,114	£58.90	£27.92	£15	£647,006.50	

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CONTACT US



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Description

The large & welcoming, newly refurbished, manned reception leads to 2 lifts. The offices benefit from excellent natural light, raised floors, suspended ceilings and comfort cooling.

Location

This prominent building is located close to the junction with Beeston Place, very close to all the amenities that surround Victoria Rail terminals.

Service Charge

Fixed service charge with an annual increase with RPI.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY