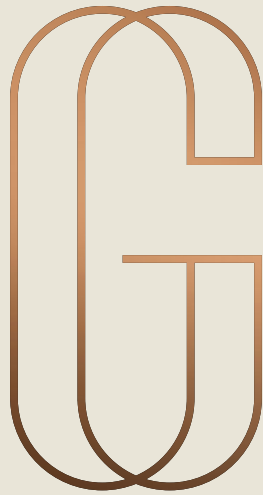


911 - 7,167 SQ FT OFFICES TO LET



**15-17**  
GROSVENOR GARDENS  
LONDON SW1



15-17  
GROSVENOR GARDENS



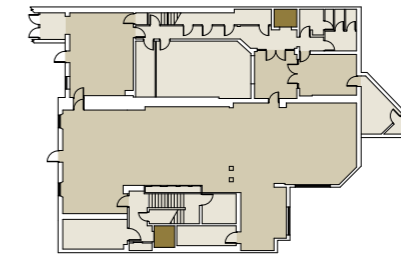
## The Space

Demise/Floor	Sq M	Sq Ft
<b>No. 15</b>		
Third	84.6	911
Second	91.4	984
First	99.2	1,068
Ground	99.1	1,067
<b>No. 15-17</b>		
Lower Ground	291.4	3,137
<b>Total</b>	<b>665.7</b>	<b>7,167</b>

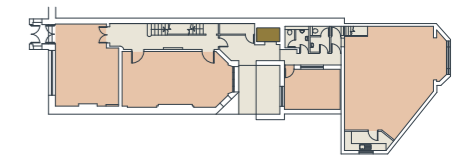
Subject to measured survey

### 15-17 Grosvenor Gardens

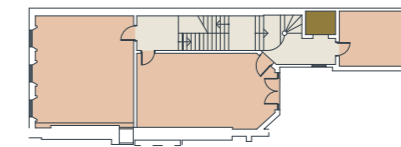
#### Lower Ground Floor



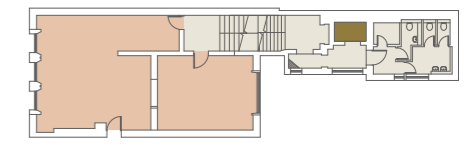
#### Ground Floor



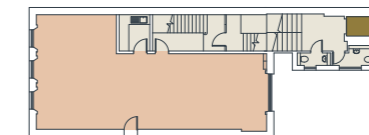
#### First Floor



#### Second Floor



#### Third Floor



- Office - No. 15
- Office - No. 15-17
- Reception
- Lifts
- Core

Plans for indicative purposes only (not to scale).

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

The large newly refurbished manned reception provides a light and welcoming arrival experience for your guests, and leads to two separate lifts. The office floors benefit from excellent natural light and offer the opportunity to create a vibrant and engaging working environment for your business.

## Specification

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



# 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



Source: Googlemaps

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

**Terms**  
Upon request.

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**CROSSLAND**  
**OTTER HUNT**

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