

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

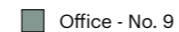

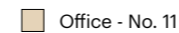

9-11 Grosvenor Gardens

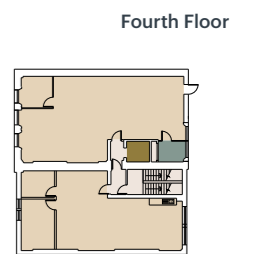
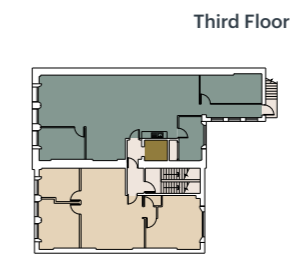
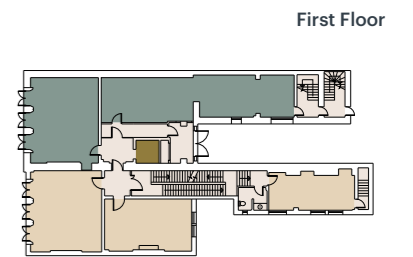
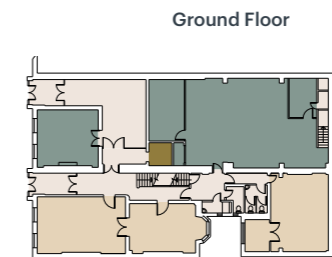
| Floor | Availability | Sq Ft |
|--------------|--------------|-------|
| No. 9 | | |
| Fifth | Available | 827 |
| Third | Available | 1,318 |
| Second | Available | 1,664 |
| First | Available | 1,371 |

| | | |
|---------------|-----------|-------|
| No. 11 | | |
| Fifth | Available | 630 |
| Fourth | Available | 1,946 |
| Third | Available | 891 |
| Second | Available | 870 |
| First | Available | 1,065 |
| Lower Ground | Available | 3,083 |

Total 13,665

Subject to measured survey

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



Plans for indicative purposes only (not to scale).

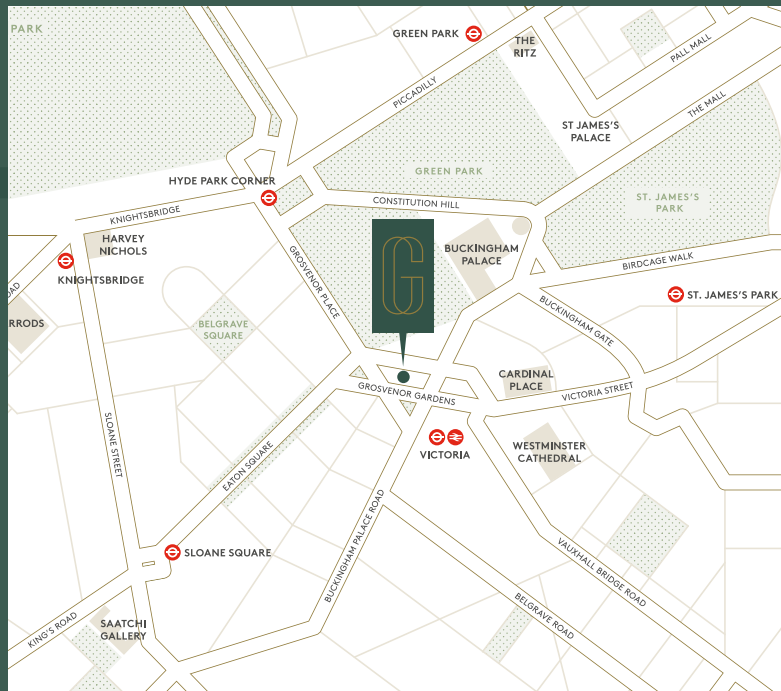
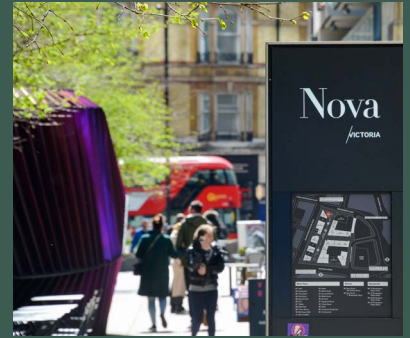




Victoria is one of London's finest locations

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.

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CROSSLAND
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