

FIELD & SONS

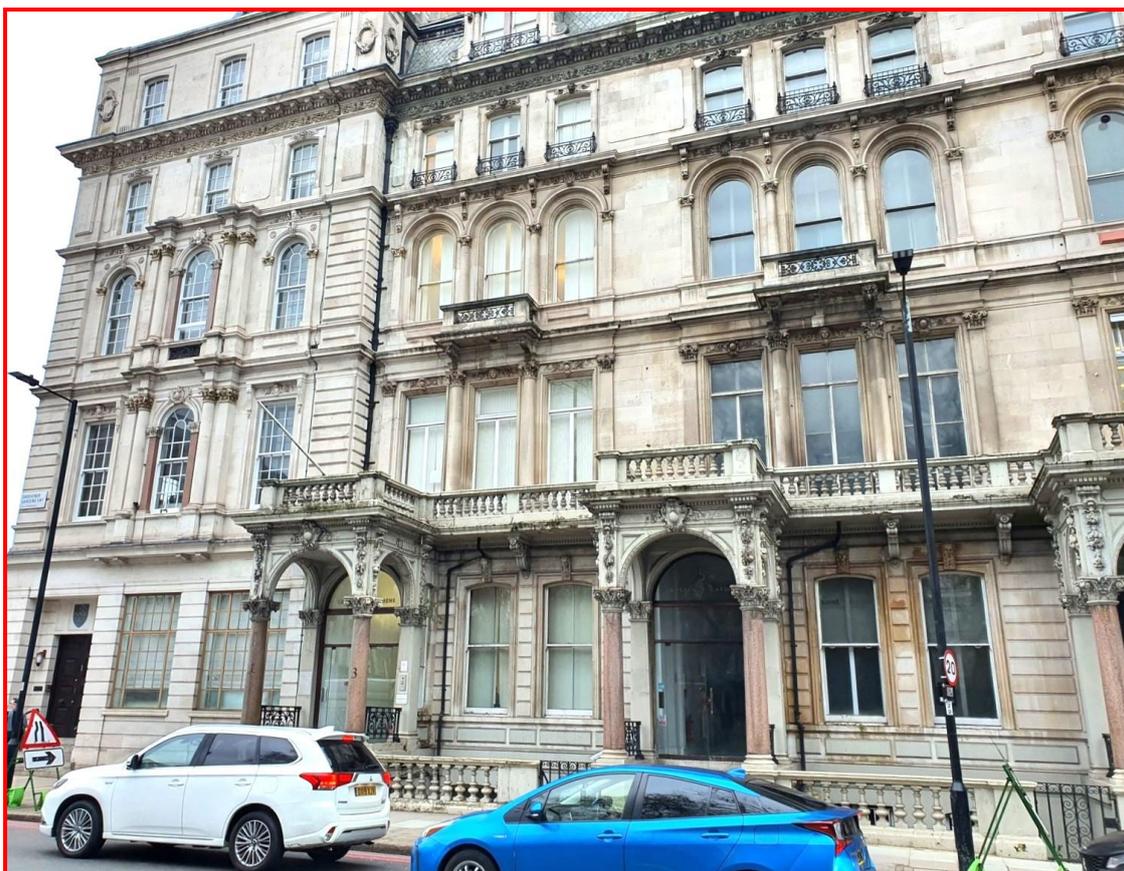
COMMERCIAL

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ATTRACTIVE OFFICE BUILDING IN PRESTIGE LOCATION TO LET



3 GROSVENOR GARDENS, VICTORIA LONDON SW1W 0BD APPROX. 6,187 SQ FT (574.8 SQM)

LOCATION

Located in the heart of Victoria, the property is at the north west corner of the Gardens, close to the junction with Buckingham Palace Road.

Victoria mainline and Underground stations are within a five minute walk providing excellent transport links across London and beyond.

Extensive local amenities including the varied eateries and leisure outlets in the nearby Nova Quarter.

DESCRIPTION

Comprises an attractive Victorian building, arranged over basement, ground and four upper floors with views over Grosvenor Gardens itself.

Provides a mix of open plan and partitioned office space with an overall floor area of approx.. 6,187 sq ft (574.8 sqm). Total of eight w.c.s through the building plus one shower and two kitchen areas. The floors are connected by a central staircase plus small passenger lift.

3 GROSVENOR GARDENS, VICTORIA

AMENITIES

- Gas central heating
- Suspended up/down lighting (recessed spot in ground floor)
- Perimeter trunking
- Fibre line
- High ceilings
- Prestige address
- Overlooking Grosvenor Gardens

TERMS

New full repairing and insuring lease on a term by negotiation.

RENT

£330,000 per annum, exclusive of all outgoings.

BUSINESS RATES

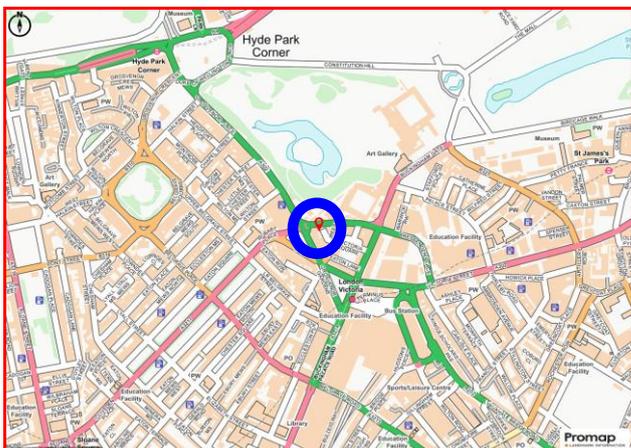
The building is currently split into a number of rating entries with an overall total Rateable Value of £233,000. Therefore the business rates payable for the year 2024/25 will be approx. £127,000.

ENERGY PERFORMANCE

EPC Asset Rating = 81 (Band D).



3 GROSVENOR GARDENS – LOCATION PLAN



FURTHER DETAILS

For further details please contact:

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