

**FULLY FITTED 8<sup>TH</sup> FLOOR OFFICE TO LET  
OPPOSITE VICTORIA STATION**



**Part 8<sup>th</sup> Floor**  
1,805 SQ FT / 167.68 SQ M

**LOCATION**

This stunning period building is located on the eastern side of Grosvenor Gardens overlooking gardens and directly opposite Victoria Station.

**DESCRIPTION**

The part 8<sup>th</sup> floor benefits from superb natural light, a raised access floor, comfort cooling, gas fired central heating, a suspended ceiling with recessed LED lighting, 1 x 6-8 person meeting room and a fitted kitchen.

The common parts benefit from a commissionaire, male and female WC's on each floor, showers and bike racks available in the basement. The building provides 2x passenger lifts either side of the central staircase of the building.

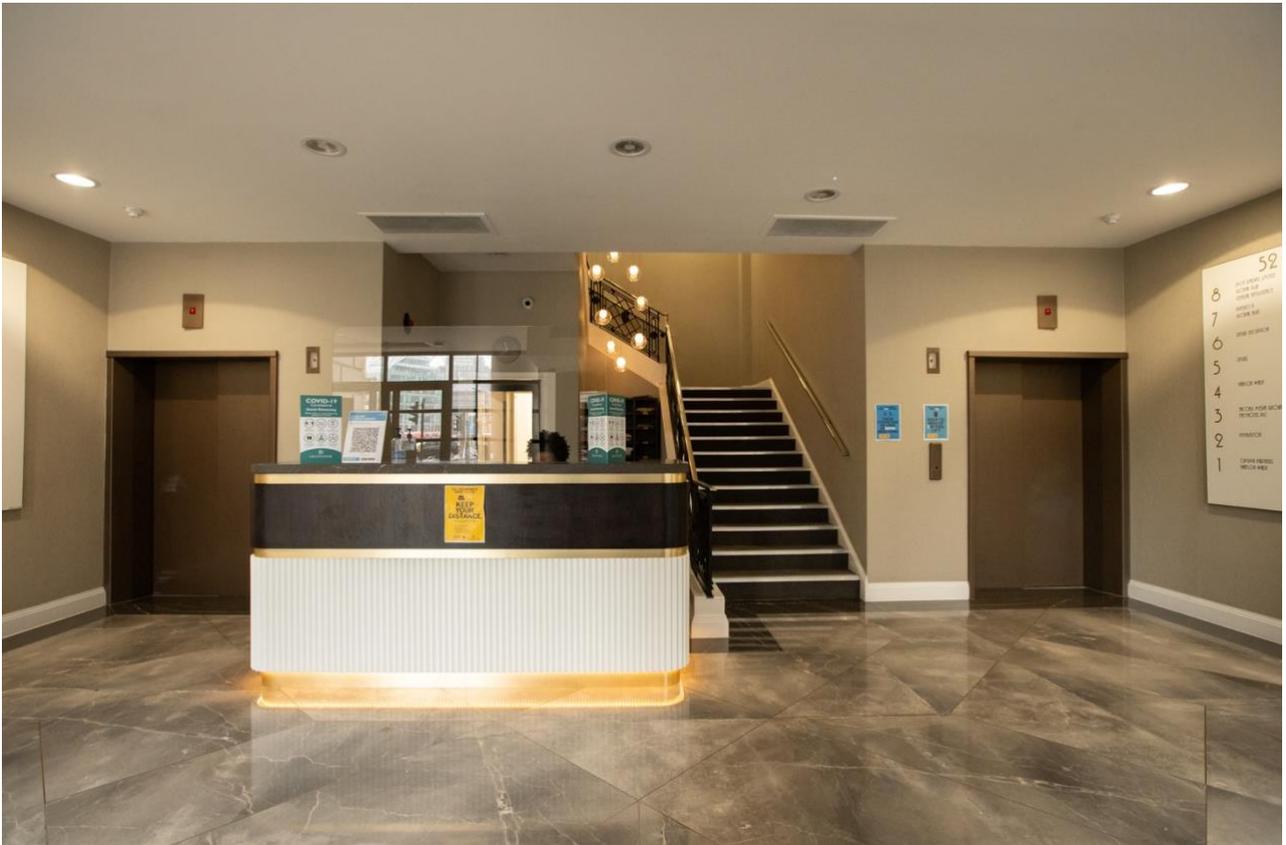


# 52 GROSVENOR GARDENS, LONDON, SW1W 0AU





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## AMENITIES

Fully fitted and furnished  
Excellent Transport Links  
Commissionaire  
2x Passenger Lifts  
Excellent Natural Light

Comfort Cooling  
Male & Female WCs in Common Parts  
Demised Kitchen  
Secure Bike Racks  
Private Showers

## TERMS

1. A new sub-lease for a term to expire in. October 2023.
2. An assignment of the existing lease which expires in December 2032, with a tenant break option in November 2023 and a mutual break option in December 2026.

## QUOTING RENT

£69.50 per sq.ft. exclusive of business rates, service charge and VAT.

## RATES

Circa. £19.57 per sq.ft. (2020/2021) payable.

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

## SERVICE CHARGE

Circa. £10.64 per sq.ft.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

## POSSESSION

Available Immediately.

Viewings by arrangement through sole agents Noble Harris: -

**Carl Dobrin**  
[cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)  
020 7291 6141  
075 4507 7959

**Jake Doffman**  
[jdoffman@nobleharris.co.uk](mailto:jdoffman@nobleharris.co.uk)  
020 7291 6144  
079 0408 2118

**Matthew Noble**  
[mnoable@nobleharris.co.uk](mailto:mnoable@nobleharris.co.uk)  
020 7291 6142  
079 8099 1214

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