

# 9-11 GROSVENOR GARDENS, LONDON SW1W 0BD

**TUCKERMAN**  
CHARTERED SURVEYORS

OFFICE TO RENT | 748 - 2,060 SQ FT | £65.00 PSF



**VICTORIA'S EXPERT PROPERTY ADVISORS**

TUCKERMAN.CO.UK



**TUCKERMAN**

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## HIGH QUALITY SMALL OFFICE SUITES TO LET

748 - 2,060 SQ FT | £65.00 PSF



### DESCRIPTION

9-11 Grosvenor Gardens is a delightful Grade II listed building located in the heart of Victoria.

Grosvenor Gardens has become a very popular and prestigious location for many office occupiers, the location between Victoria and Belgravia offers businesses the exclusivity of the Belgravia boutiques as well as the fast paced and ever popular amenities of central Victoria.

The available suites within 9-11 Grosvenor Gardens are located on the 3rd and 5th floors of the property.

The suites are currently undergoing refurbishment to provide modern open plan floor plates, works are due to complete in Q1, 2019. The floor plates have excellent natural light with views across Grosvenor Gardens and London's West End. The property is served by a commissionaire located in the marbled reception.

### AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
5th	748	Available
3rd	1,312	Available
<b>TOTAL</b>	<b>2,060</b>	

### GET IN TOUCH

HARRIET DE FREITAS	HARRY CORMACK
Tuckerman	Tuckerman
020 3328 5380	020 3328 5383
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### AMENITIES

- Newly Refurbished
- LED Lighting
- Partially Fitted
- Air-Conditioning
- Commissionaire
- Demised Kitchen
- Passenger Lift
- Raised Floors
- Excellent Natural Light
- Impressive Reception Lobby

### TERMS

RENT	RATES	S/C
£65.00 psf	Est £17.50 psf	Est £15.50 psf
A new lease direct from the Landlord.		