

# 8-10 GROSVENOR GARDENS, SW1

## SUPERB VALUE MEZZANINE FLOOR TO LET

**1,733 SQ FT (161 SQ M)**

### LOCATION

The property is located on the west side of Grosvenor Gardens close to its junction with Hobart Place. Victoria Mainline, Underground (Victoria, District and Circle Lines) and Bus Stations are located 200 metres from the property providing excellent transport links. There are numerous shops, bars and restaurants in the surrounding area offering extensive facilities for staff.

### DESCRIPTION

The office is situated on the mezzanine floor of this modern office building behind a period façade, currently undergoing refurbishment. The comfort cooled office suite offers a mixture of open plan & cellular layout with a demised kitchen, comms room and excellent natural light. The building also benefits from a manned reception and two passenger lifts.

### RENT

Upon Application.

### LEASE

A new lease is available, direct from the freeholder, for a term to be agreed.

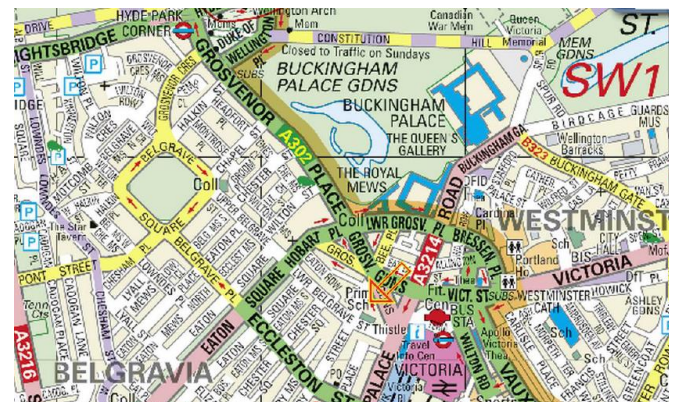


Image Streetmap



### AMENITIES

- COMMISSIONAIRE
- COMFORT COOLING
- PARTIALLY FITTED OUT
- ENTRY PHONE
- 2 X PASSENGER LIFTS
- PERIMETER TRUNKING
- BIKE STORAGE
- CAR PARKING (BY SEPARATE ARRANGEMENT)

### ACCOMMODATION

FLOOR	SQ FT	SQ M
Mezzanine	1,733	161

**020 7222 5511**

[www.tuckerman.co.uk](http://www.tuckerman.co.uk)

1-2 Castle Lane  
London  
SW1E 6DR

T 020 7222 5511  
F 020 7222 0558

[enquiries@tuckerman.co.uk](mailto:enquiries@tuckerman.co.uk)

Tuckerman Commercial Limited for themselves and for the vendors or lessors of this property, whose agents Tuckerman Commercial Limited are, give notice, that: 1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property, but neither Tuckerman Commercial Limited nor the vendors or lessors accept responsibility for any error they may contain, however caused. Any intending lessee or purchaser must satisfy themselves by inspecting or otherwise as to their correctness. 3. Neither Tuckerman Commercial Limited nor any of their employees has any authority, to make or give any further representation or warranty whatever in relation to this property. 4. All terms quoted are exclusive of Value Added Tax. 5. All floor areas are approximate.



### SERVICE CHARGE

Approximately £10.52 per sq ft.

### EPC

F – 140.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



### VIEWINGS

Strictly through sole agents:

**TUCKERMAN COMMERCIAL – 020 7222 5511**

Harry Cormack – [hcormack@tuckerman.co.uk](mailto:hcormack@tuckerman.co.uk)

Guy Bowring – [gbowring@tuckerman.co.uk](mailto:gbowring@tuckerman.co.uk)



**020 7222 5511**

[www.tuckerman.co.uk](http://www.tuckerman.co.uk)

1-2 Castle Lane  
London  
SW1E 6DR

**T 020 7222 5511**  
**F 020 7222 0558**

[enquiries@tuckerman.co.uk](mailto:enquiries@tuckerman.co.uk)

Tuckerman Commercial Limited for themselves and for the vendors or lessors of this property, whose agents Tuckerman Commercial Limited are, give notice, that: 1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property, but neither Tuckerman Commercial Limited nor the vendors or lessors accept responsibility for any error they may contain, however caused. Any intending lessee or purchaser must satisfy themselves by inspecting or otherwise as to their correctness. 3. Neither Tuckerman Commercial Limited nor any of their employees has any authority, to make or give any further representation or warranty whatever in relation to this property. 4. All terms quoted are exclusive of Value Added Tax. 5. All floor areas are approximate.