

12-18 Grosvenor Gardens,
London, SW1W 0DH

OFFICE/MEDICAL TO RENT
6,061 SQ FT





Main Building Reception



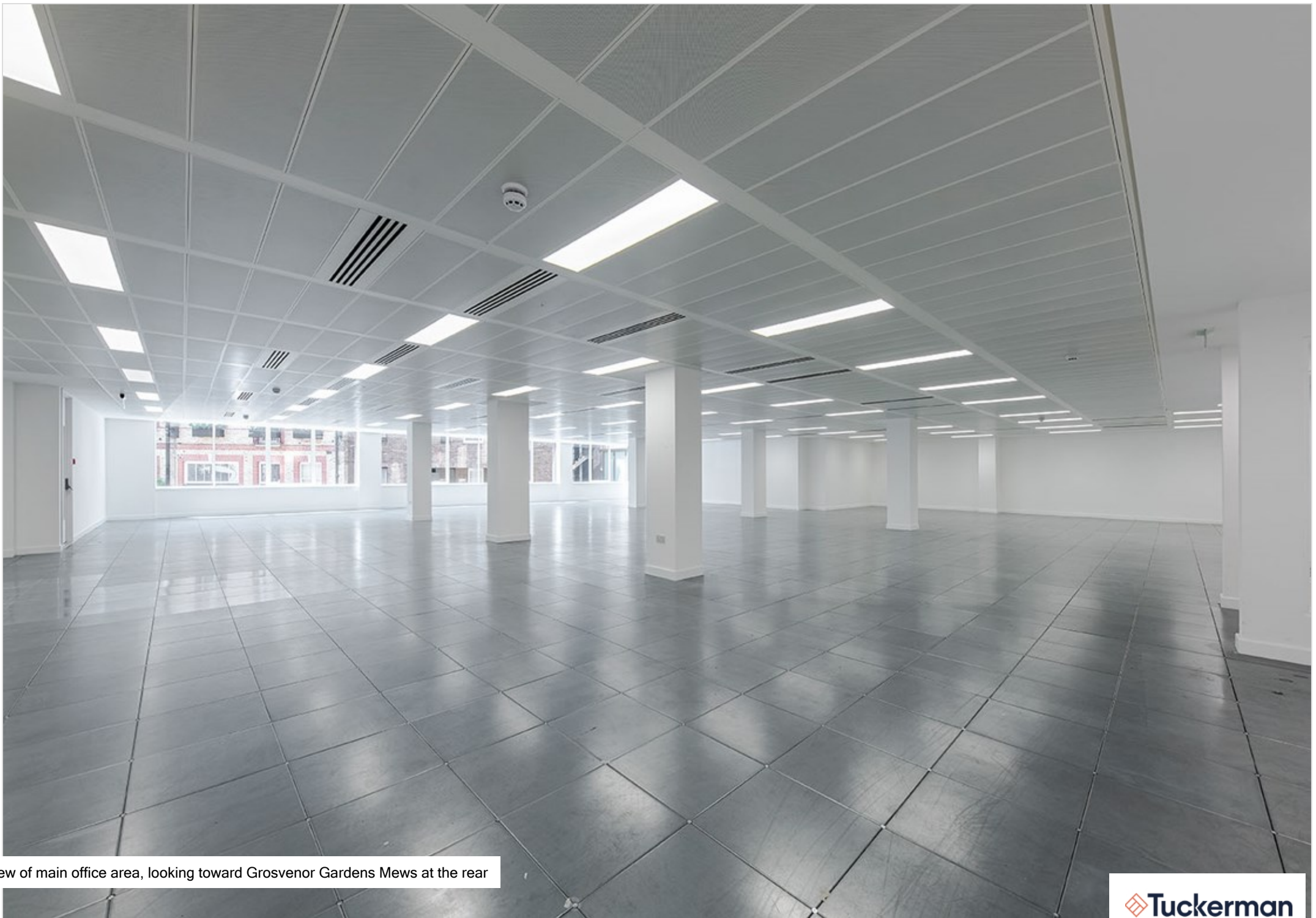
Views across Grosvenor Gardens

Description

12-18 Grosvenor Gardens comprises four knocked-through period buildings, offering open plan office space with superb natural light.

The available accommodation is 6,061 sq ft of beautiful and substantially refurbished Grade A office space.

The ground floor would be ideal for Medical Use, especially given the building is a 2 minute walk from The Cleveland Clinic.



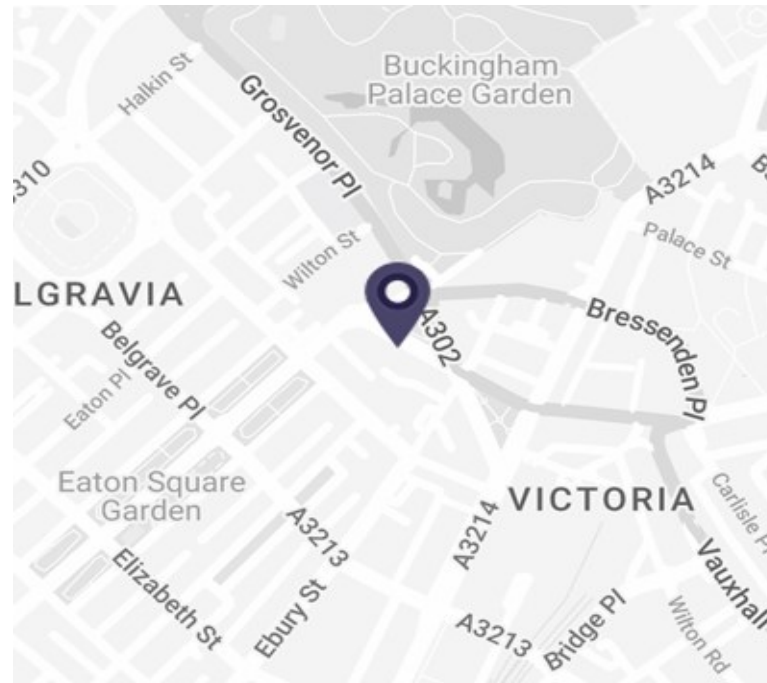
View of main office area, looking toward Grosvenor Gardens Mews at the rear



View from entrance at No 12 Grosvenor Gardens toward rear of the unit

Location

Local amenity is excellent, with quality offerings to the rear within Belgravia, including Eccleston Yards, and also to the north within Nova, Cardinal Place and Victoria Street. Victoria Mainline and Underground stations are close by, providing convenient access to the West End, City, Gatwick and the South East.



Amenities

- New air conditioning
- Two 10 person passenger lifts
- Metal tiled suspended ceiling
- Raised floors
- 24 hour access
- Impressive manned reception area
- Excellent natural light
- Showers and cycle racks
- Car parking & 4 EV charging points
- 2 self contained entrances for Ground Floor unit DDA access provided via basement
- Scope for new DDA platform lift to front elevation

Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Ground	6,061	£62.50	£26.13	£16.50	£637,192.93	£53,099.41	Available
TOTAL	6,061						

*all figures are approximate and exclusive of VAT

Contacts

Jade Henson-Amphlett

07921 452727

jhensona@tuckerman.co.uk

Scott Fisher

sfisher@tuckerman.co.uk

07890 572225

Guy Bowring

07831 185728

gbowring@tuckerman.co.uk

Lease Information

Available by way of a new lease(s) for a term by arrangement.

Rent

£62.50 psf.

Service Charge

£16.50 psf.

Rates

£26.13 psf.

EPC

Available upon request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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