

**11 GROSVENOR CRESCENT
BELGRAVIA, LONDON SW1**

**2015 FT²
TO LET**

**STYLISH OFFICE SUITE
WITHIN A GRAND BUILDING**

TO LET FROM 6 MONTHS TO 5 YEARS



Above photograph taken prior to present tenant's occupation



11 GROSVENOR CRESCENT, BELGRAVIA, LONDON SW1

LOCATION

11 Grosvenor Crescent is located midway between Belgrave Square and Hyde Park Corner, almost directly behind the Lanesborough Hotel. This prestigious location provides easy access to Belgravia, Knightsbridge and the West End, together with excellent underground and bus facilities.

ACCOMMODATION

11 Grosvenor Crescent is a magnificent Grade II listed office building which was originally constructed as a grand house in the mid 19th Century. The building has subsequently been restored and converted to provide a number of self contained office suites.

The Crescent Suite provides 2,015 ft² of self contained office accommodation arranged over ground and first floors, connected by its own internal staircase. The ground floor level provides a reception and two large offices. The first floor has a boardroom, kitchenette, exclusive WCs and an impressive large open plan front office, with a balcony overlooking Grosvenor Crescent.

AMENITIES

- Grade II listed office building
- Impressive common parts
- Video entryphone
- 24 hour access
- Caretaker
- CCTV
- Private WCs



RENT

£37.50 per sq ft per annum exclusive of outgoings and VAT.

LEASE

Our client is able to offer a short term lease until 1st June 2011, outside The Landlord & Tenant Act.

Alternatively, a much longer term lease would be available direct from the landlord, outside The 1954 Landlord & Tenant Act. This lease would incorporate a mutual option to break on the 3rd anniversary.

OUTGOINGS

Business rates payable in the present Financial Year to April 2011 are £11.57 per sq ft. Service charge estimate is £6.98 per sq ft. Buildings insurance to be confirmed.



VIEWING

Strictly by appointment through joint sole agents

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Subject to Contract

MISREPRESENTATION ACT 1967

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