



11 GROSVENOR PLACE

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LONDON SW1X 7HH

Ground and courtyard floors 4,599 sq ft.



## AMENITIES & SPECIFICATION

- Rent, Rates, Service Charge & Utilities
- Internal repairs, maintenance & cleaning
- Air conditioned, suspended ceilings with Cat II lighting
- 24-hour access and staffed main Reception
- Passenger lift
- Fit-out and furniture
- Wired for power and data

Available on fixed-price terms, including all property costs, fit-out, furniture and data infrastructure

## LOCATION

Number 11 is situated on the western side of Grosvenor Place. Hyde Park Corner underground station (Piccadilly line) and Victoria station (Mainline, Victoria, District and Circle lines) are both within close proximity and several bus routes pass along Grosvenor Place.

## PROPOSAL

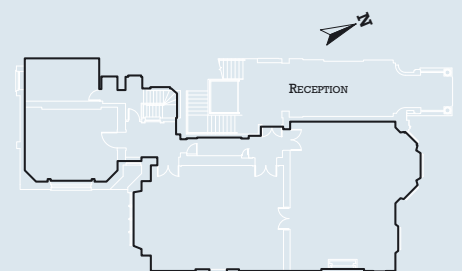
A new lease on flexible, all-inclusive lease terms direct from the Landlord to include Rent, Rates, Service Charge and the Amenities and Specification outlined above.

## ACCOMMODATION

The accommodation within this Grade II listed building has been the subject of a substantial refurbishment to provide a self-contained, air conditioned unit of 4,599 sq ft which benefits from access to a private courtyard/terrace. The ground floor provides 2,147 sq ft and the courtyard floor 2,452 sq ft.

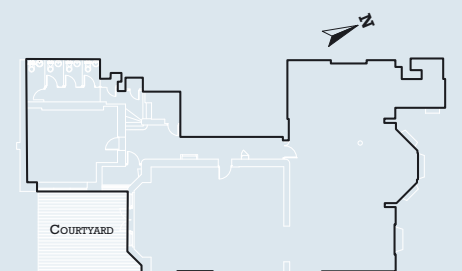
FLOOR LEVEL	AREA SIZE
Ground	2,147 sq ft
Courtyard	2,452 sq ft
<b>TOTAL</b>	<b>4,599 sq ft</b>

### GROUND FLOOR



Ground - 2,147 SQ FT (199.46 SQ M)

### COURTYARD FLOOR



Courtyard - 2,452 SQ FT (227.80 SQ M)

Indicative plans are not to scale. Areas are approximate NIAs.

## INFORMATION / VIEWING:

For further information or to view, please contact:

**+44 (0) 20 7947 5300**

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