

22 Grosvenor Gardens
Mews North, London,
SW1W 0JP

BEST IN CLASS MANAGED OFFICES
TO RENT
738 SQ FT





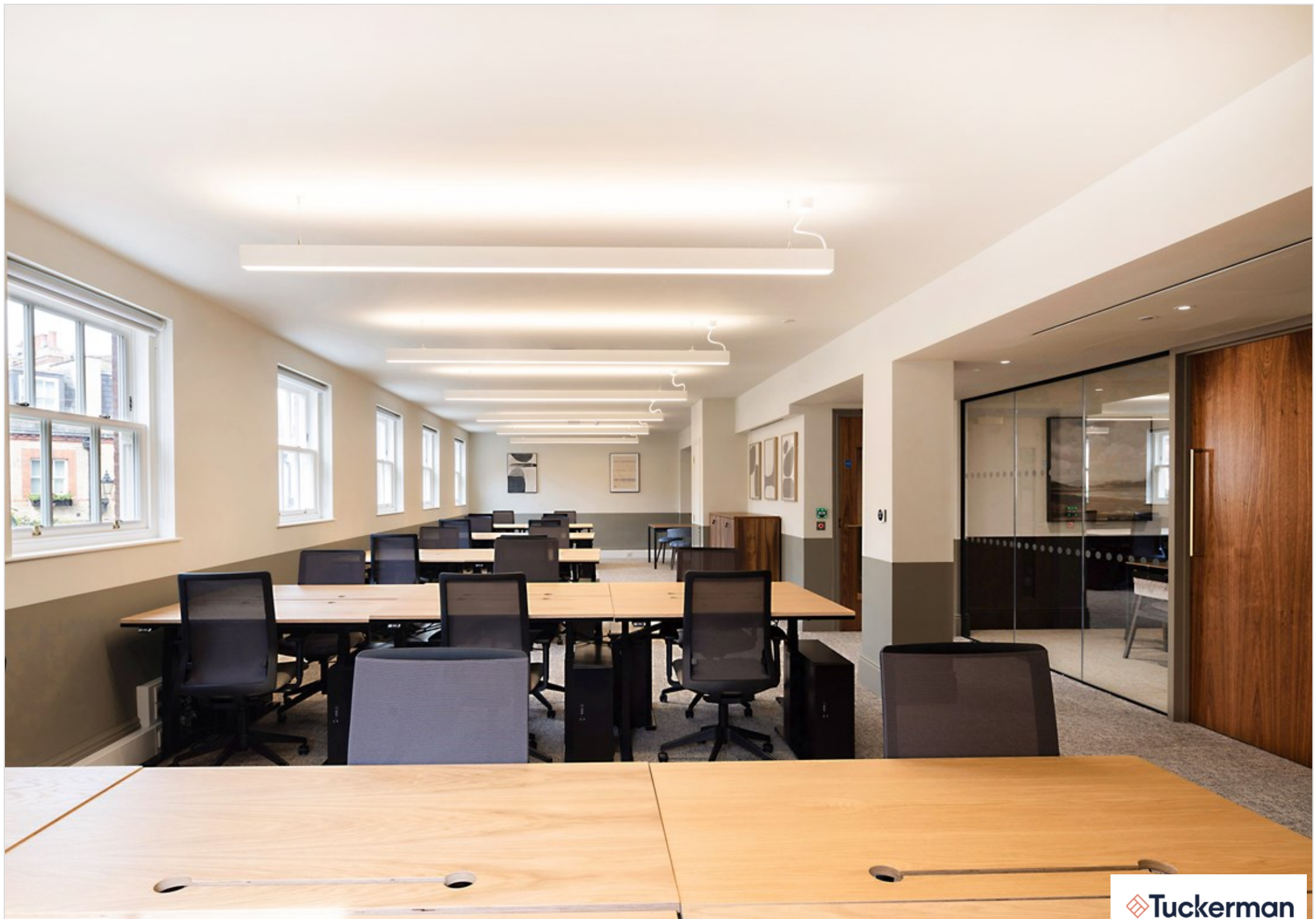
Description

Flex by Grosvenor's newest fully managed office, is a uniquely styled Mews in the heart of Victoria.

Linked with the recently refurbished 22 Grosvenor Gardens, the Mews delivers three floors of self-contained, fully managed office suites, each with its own meeting space, kitchen and W/C's.

The lower ground floor boasts two fully connected boardrooms, an additional kitchen space, showers, lockers and a vanity area, as well as access to the main building.

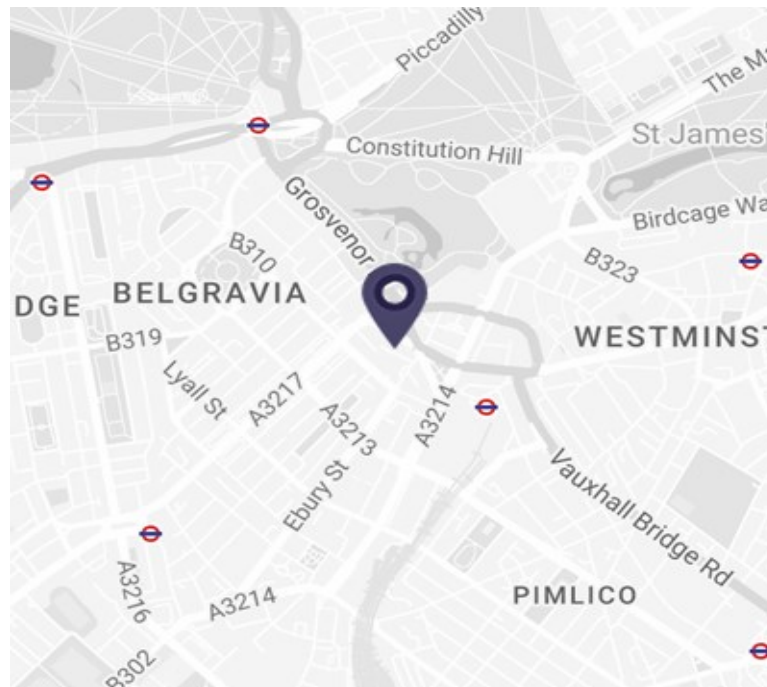






Location

Extremely well connected with proximity to both Victoria Train and Coach stations, Grosvenor Gardens offers tenants a host of retail, café and restaurant options on its doorstep. Cardinal Place and Nova provide additional amenities nearby, whilst the sophisticated offerings of Belgravia's Elizabeth Street and Eccleston Yards are also a short distance away.



Amenities

- Excellent transport links
- 24/7 access
- Building concierge
- Kitchen & breakout space
- Shower facilities
- Secure cycle storage
- Passenger lift
- Dog friendly
- Fibre enabled
- Fully Refurbished
- 1 x 6pp meeting room
- 1 x exec office

Accommodation

Unit	Size (PCM)	Rent (PCM)	Bus. Rates (PCM)	Srv. Charge (PCM)	Total Cost PA	Availability
Office G.01 - 15 desks/Self Contained	738	£13,485.00	INC	INC	£161,820.00	Available
TOTAL	738					

*all figures are approximate and exclusive of VAT

Contacts

Tom Blood

07802 456091

tblood@tuckerman.co.uk

Jamie Christian

jchristian@tuckerman.co.uk

07561 852 667

Jade Henson-Amphlett

07921 452727

jhensona@tuckerman.co.uk

Lease Information

New lease available for a term by arrangement.

Rent

£13,485 pcm inclusive.

Service Charge

Inclusive.

Rates

Inclusive.

EPC

Available on 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.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.