



9A
West Halkin
Street

Belgravia
LONDON





The building

- South and West facing self-contained boutique office with period features
- Excellent natural light
- Shower facilities
- Air conditioning
- IT & WiFi fully connected
- Kitchenette
- Fully furnished
- Cycle Parking Nearby

A comprehensive refurbishment has been undertaken to create prestigious modern office accommodation over three floors whilst maintaining stunning period features. The interior designed concept highlights the architectural heritage of the building.

The offices have been carefully restored to a high specification using muted heritage colors and bespoke finishes.



The property will be fully furnished by Grosvenor to provide 24 desks, meeting and breakout accommodation.



Location and amenities

West Halkin Street is located in North Belgravia, a short walk from Knightsbridge Underground Station (Piccadilly line), Hyde Park Corner and Victoria (Circle & District, Victoria Line) Underground and National Rail.

Around the corner is the pedestrianised Motcomb Street, home to some of the world's leading designers, alongside emerging luxury names, renowned restaurants and neighbourhood cafés. Local brands include: jeweller Carolina Bucci, Michelin Star Pétrus, the Fine Cheese Company, and Eres as well as the recently launched Hershesons flagship store.



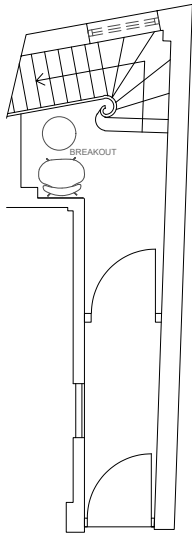
Floorplans



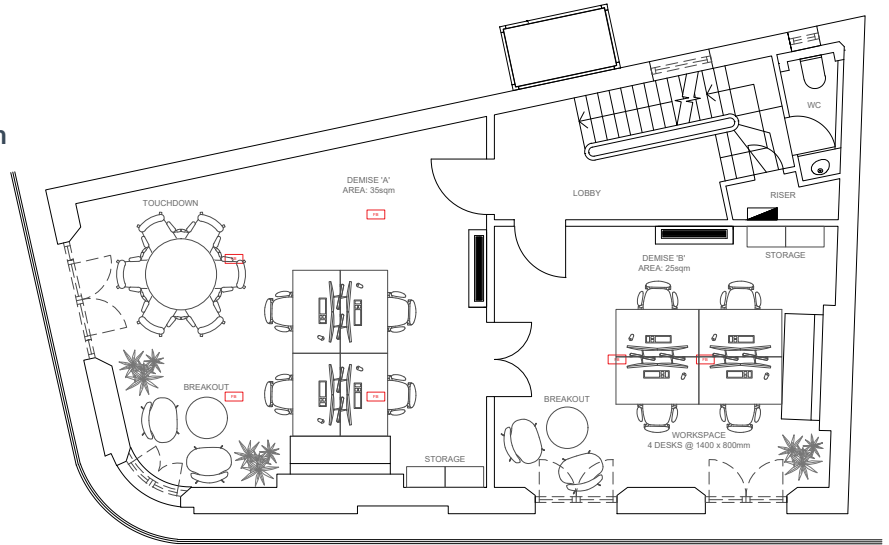
INDICATIVE LAYOUT

FLOOR AREAS

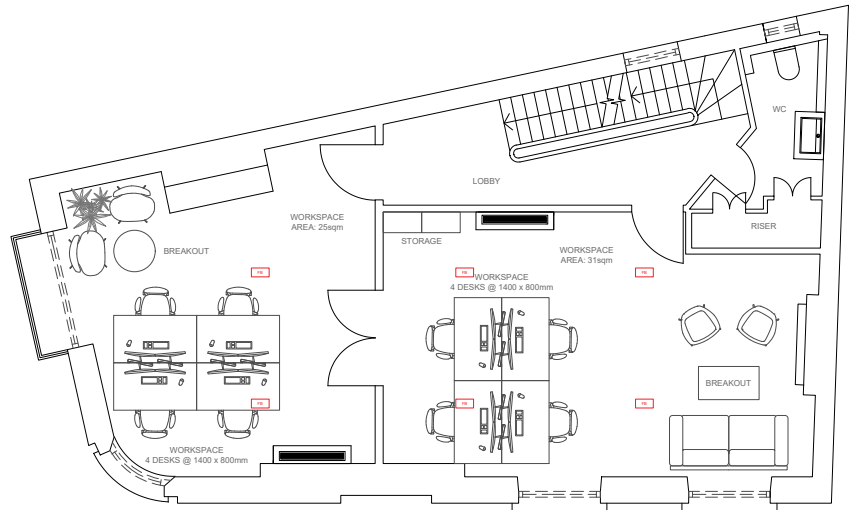
First Floor	654.96 sq ft	60.87 sq m
Second Floor	606.21 sq ft	56.34 sq m
Third Floor	594.25 sq ft	59.41 sq m
Total Area	1,855 sq ft	176.65 sq m



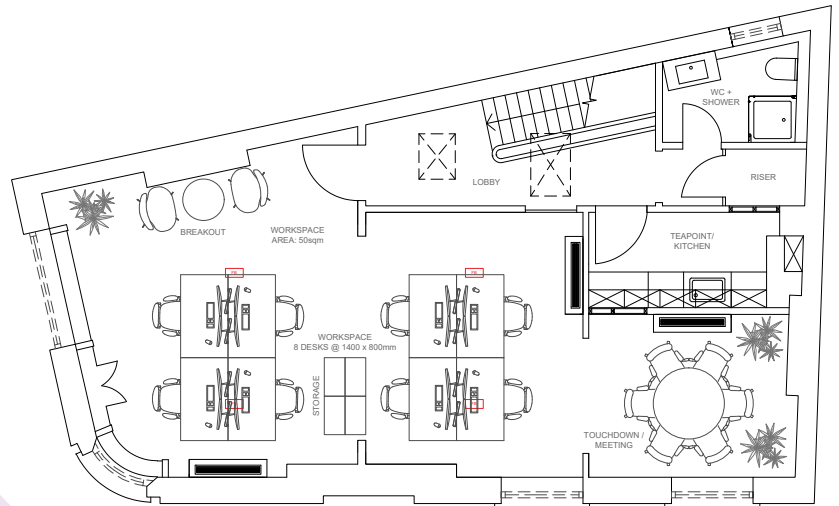
Ground Floor



Level 01



Level 02



Level 03

The details

OCCUPANCY

RENT: Upon application.

LEASE TERMS: Any lease granted will be on standard Grosvenor terms, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC: B

INSURANCE: TBC

TIMING: Available now.

SERVICE CHARGE: (Estimated - 2021/22)
Service Charge Budget: £10,650

SPECIFICATION

AIR CONDITIONING: Daikin multi-split air source heat pump system

LIGHTING: Energy Efficient LED Lighting Controlled via PIR sensors

DATA CABLING: Cat 6 cabling

INTERNET PROVIDER DETAILS: Primefibre high speed fibre broadband

WCs/SHOWERS: 1st floor WC, 2nd floor WC, 3rd floor shower room including WC





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GROSVENOR

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