



7-9 Belgrave Road, London,  
SW1V 1QB

**OFFICES TO RENT**  
**400 - 1,715 SQ FT**

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020 7222 5511



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## Amenities

Newly refurbished

Open Plan (Part)

Fitted kitchen

24 Hour Access

Central Heating

Showers

Period Features

WC's

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## Accomodation

Unit	Size (sq ft)	Rent (psf)	Bus. Rates (psf)	Srv. Charge (psf)	Total Cost PA	Total Cost PCM	Availability
No. 9 Second	400	£40.00	£19.16	£10.00	£27,664.00	£2,305.33	Available
No. 9 First	431	£45.00	£19.16	£10.00	£31,962.96	£2,663.58	Available
No. 7 Lower Ground	884	£29.50	£19.16	£10.00	£51,855.44	£4,321.29	Available
<b>TOTAL</b>	<b>1,715</b>						

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\*all figures are approximates and exclusive of VAT



## Description

Standalone offices, one minute from Victoria Station and on the doorstep to Belgravia

The recently refurbished office floors provide good natural light and newly fitted kitchens and WC's. The Passport office is located opposite the property, which could prove useful to a range of occupiers and their clients.

The property is situated on the northern side of Belgrave Road at its junction with Eccleston Bridge and Bridge Place. The premises benefit from excellent transport facilities with Victoria Mainline and Underground (District & Circle and Victoria lines) being within a 3 minute walk of the premises. These provide easy access across the West End, City, Southbank and locations outside of London. There are also numerous bus routes and Victoria Coach Station, which are located within a close proximity.

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## Further Information

### Lease Information

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

### EPC

Available upon request.

### Oscar Holmes

Tuckerman

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### Grace Phillips

Tuckerman

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