



SAVOY STEWART
COMMERCIAL PROPERTY

2 Grosvenor Gardens, London, SW1W 0DH
Healthcare, Office To Let
Fully fitted medical suites in Belgravia.

Key Points

- CQC compliant building
- Newly Refurbished
- Reception and waiting area
- Air Conditioned
- Passenger Lift

Description

Comprising an attractive period building, the property has recently undergone a comprehensive refurbishment to provide a range of different sized medical suites located throughout the building.

3rd floor: Five consulting / treatment rooms and a store room.

2nd floor: A spacious single consultation room

Lower Ground floor: Various sized consulting rooms.

The building has a fully fitted reception and waiting area which is staffed during office hours. Each floor benefits from air conditioning, sinks in each main rooms and the building is CQC registered. All floors are served by a 6 person lift.

Location

The property is located at the junction of Grosvenor Gardens and and Hobart Place in Belgravia. Local occupiers include The Cleveland Clinic Hospital, several smaller medical occupiers, Embassies and a selection of retail and restaurants within close proximity in Victoria.

Victoria Rail, Underground (Circle District and Victoria Lines) and Victoria Coach station are all within 5 minutes walk and numerous bus routes are accessible from Grosvenor Gardens to Mayfair and Knightsbridge.

Accommodation

Name	sq ft	sq m	Availability
3rd	1,147	106.56	Available
2nd	269	24.99	Available
Lower Ground	676	62.80	Available
Total	2,092	194.35	

Lease

The property is available on new leases for a term by arrangement with a minimum lease period of 3 years.

Service Charge

£19.50 psf approx. The service charge includes use of the receptionist, waiting area and internet connectivity. Electricity and water are separately metered and a fair proportion will be recharged to the occupier.

Rent

Upon Application. VAT is not applicable and will not be charged on the rent.

Summary

- EPC: B (50)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

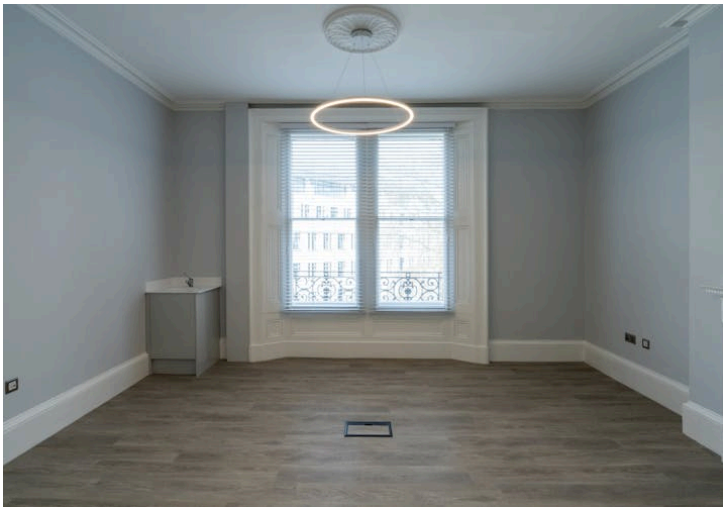
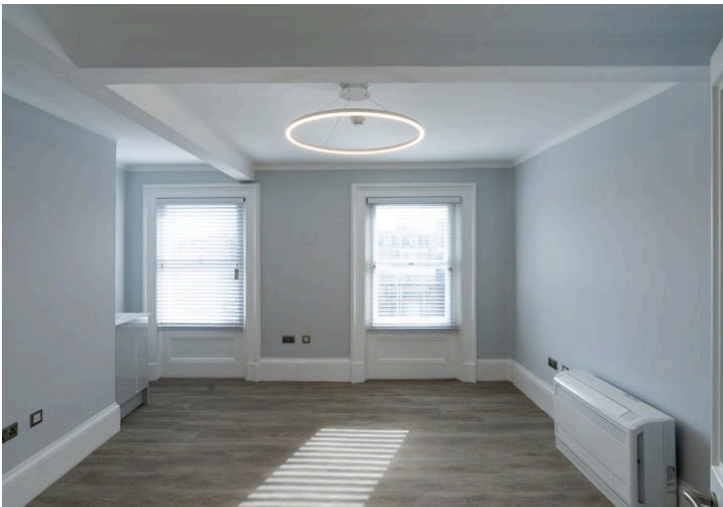
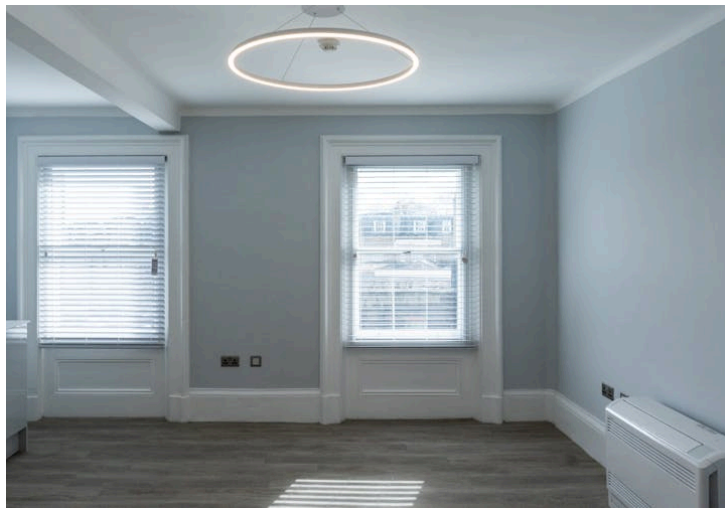
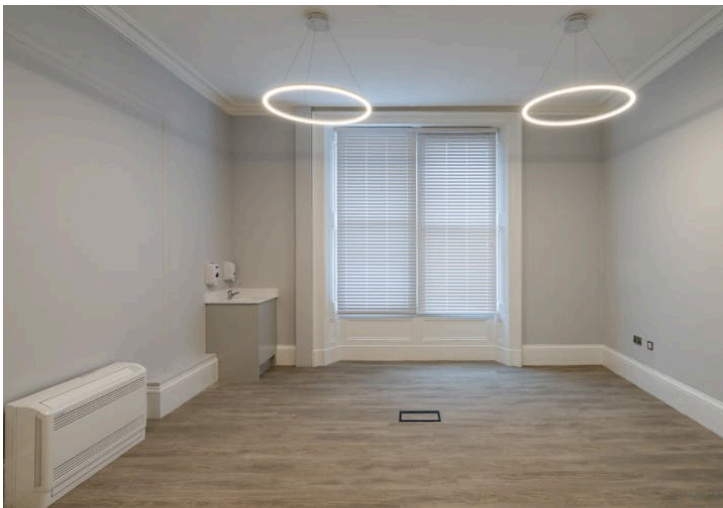
Contact & Viewings

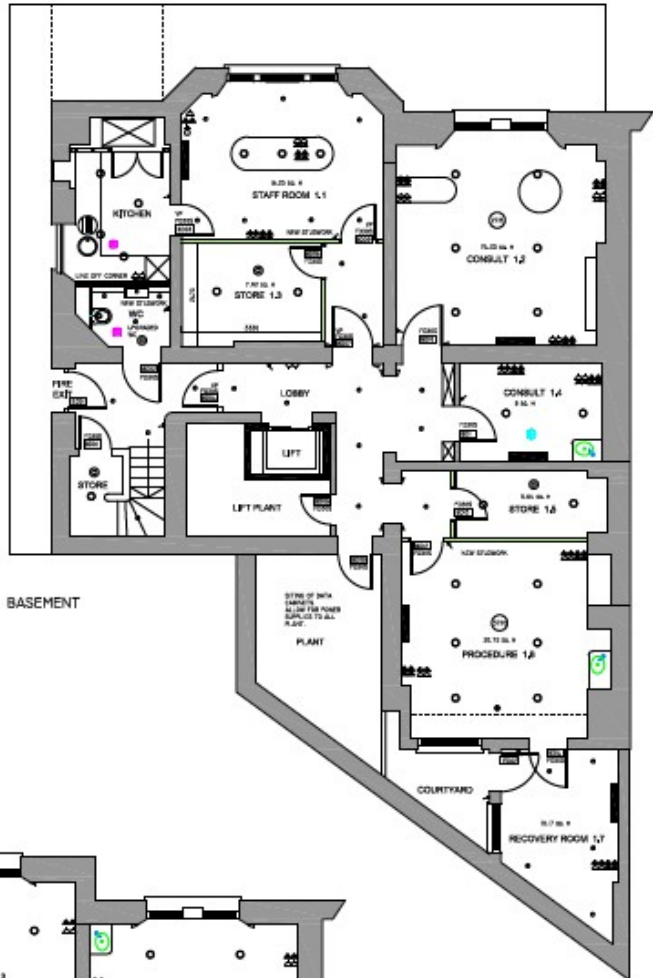
Darren Best

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Disclaimer: Savoy Stewart endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT.



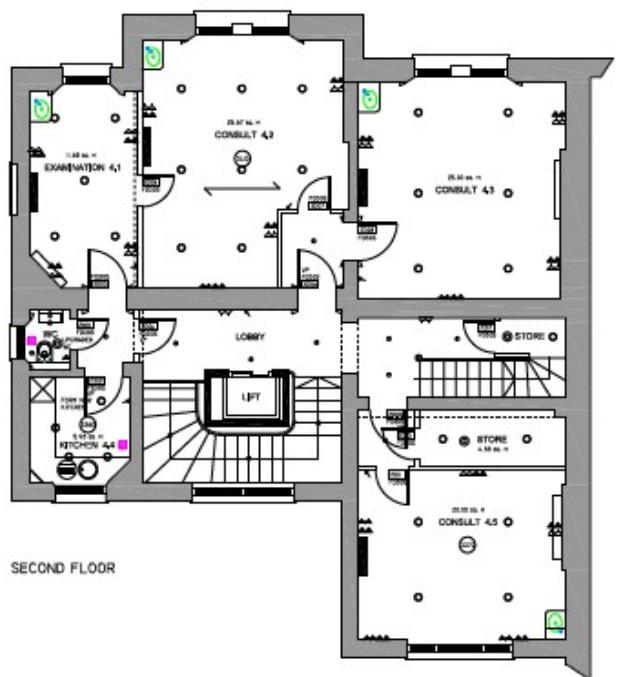


BASEMENT

PRINT @ A0 FOR 1:50 SCALE



THIRD FLOOR



SECOND FLOOR