



The building

The building has been comprehensively refurbished to provide fully fitted, plug and play office space, providing a natural separation between the open plan desking and meeting rooms.

Each floor benefits from a private demised kitchen, break out space and open plan desking. Wider building amenities include a fully accessible lift, cycle storage and a communal garden.

At the rear of the property Eccleston Yards, a hub of creativity and wellness, offers boutique cafés, restaurants and gyms.

FLOOR	FLOOR (SQ FT)	FLOOR (SQ M)	STATUS
4TH	1,276	141	Available
3RD	1,615	150	Let
2ND	1,604	149	Let
1ST	1,657	154	Let
GND FRNT	702	65	Let
GND REAR	490	45	Let
LG	1,636	152	Let



The offices

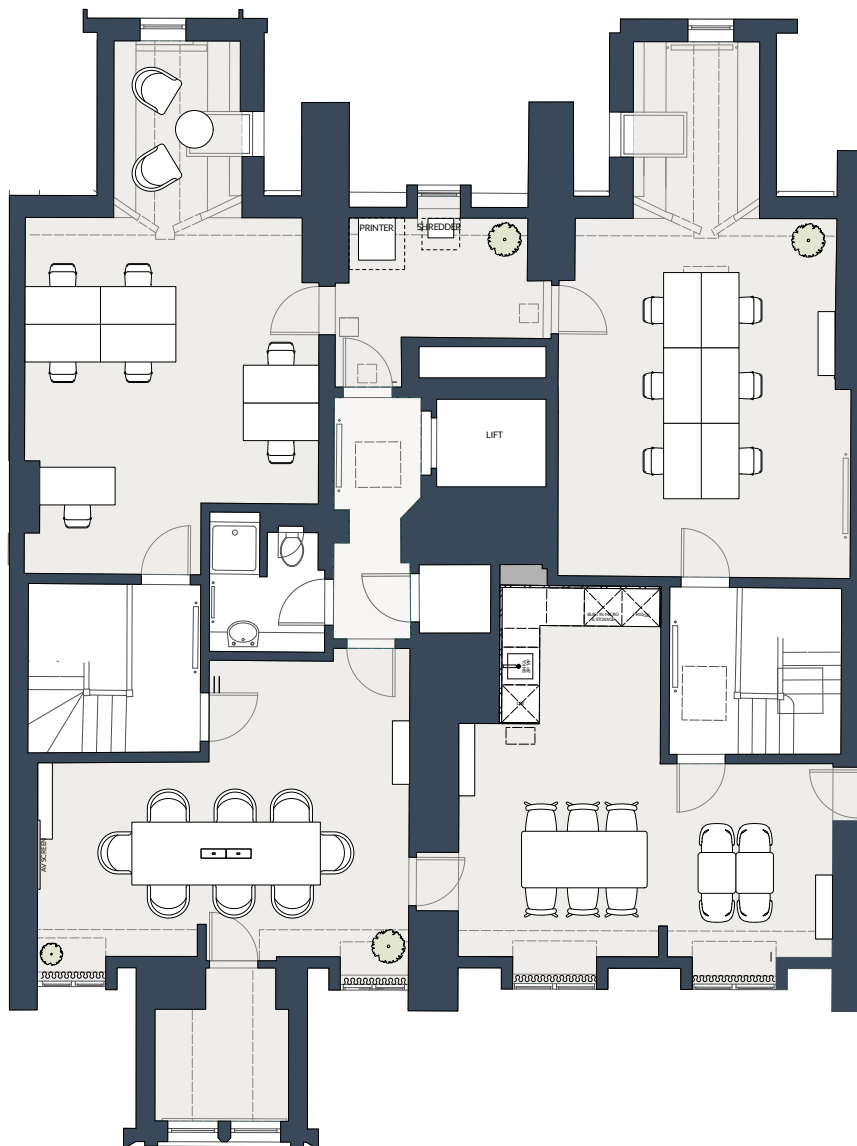
- Newly refurbished
- Fully furnished plug and play
- Period features
- Internet and wifi enabled
- Short term flexible leases
- Access to cycle storage
- Half acre of communal private gardens
- Lift access



Floor plans

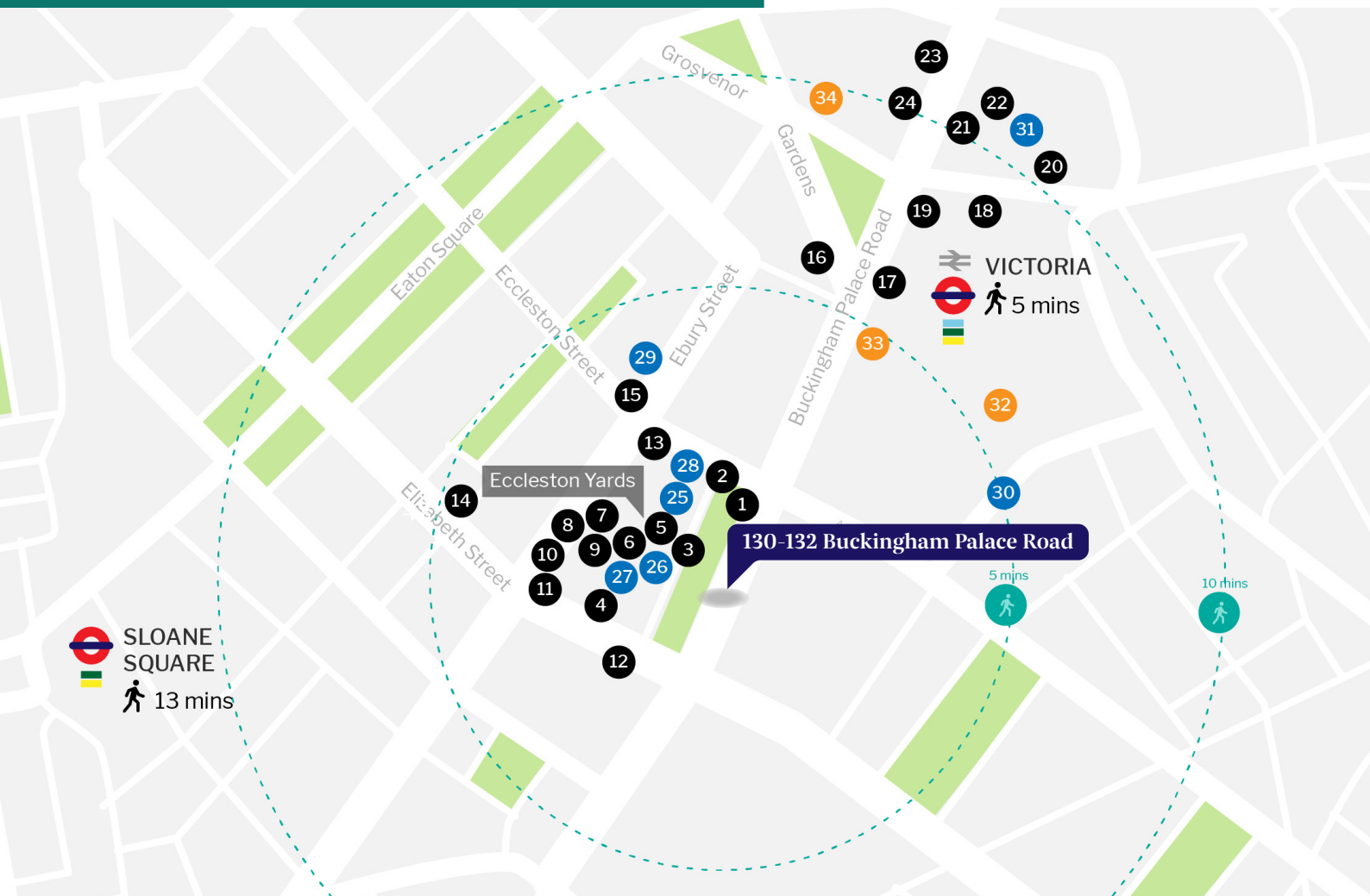
Fourth floor – 1,517 sqft

- 7 desk office space
- 6 desk office space
- Kitchen and social area
- 8 person meeting room
- Informal meeting areas
- Storage room



Location & amenities

Victoria Station is a 5-minute walk and provides access to National Rail and the London underground network (Victoria, Circle and District line). The building is prominently located on Grosvenor Gardens, close to great restaurants, bars, gyms and other amenities within Victoria.



Food and Drink

- 1 Joe & the Juice
- 2 Ole & Steen
- 3 Atis
- 4 Black Sheep Coffee
- 5 Wild By Tart
- 6 The Jones Family Kitchen
- 7 Morena
- 8 Biscuiteers
- 9 Amie Wine
- 10 The Bttery
- 11 Gannymeade
- 12 Melissa's Kitchen
- 13 Boisedale of Belgravia

- 14 The Thomas Cubitt
- 15 Chucs
- 16 The Alchemist
- 17 The Soak
- 18 Market Halls
- 19 Bleeker
- 20 Flight CLub
- 21 Vagabond
- 22 Rail House Cafe
- 23 Gails
- 24 Pizza Pilgrims

Fitness

- 25 Psydle
- 26 Barry's
- 27 LondonCyro
- 28 Light Centre Yoga
- 29 White Room Finess
- 30 FRAME Victoria
- 31 1Rebel Victoria

Hotels

- 32 Double Tree Hilton ★★★★★
- 33 The Clermont ★★★★★
- 34 The Goring ★★★★★

Managed offices

What is included



All inclusive costs

- Rent
- Business Rates
- Service Charge
- Building and terrorism insurance
- Utilities



Fully stocked

- Cutlery, plates, glasses, mugs etc.
- Daily milk (dairy and oat)
- Range of teas
- Coffee and coffee machine



Daily cleaning

- Night time clean
- Morning walk through and set up
- Lucnchtime quick clean
- Evening check
- Waste management



Technology enabled

- Meeting room screens and AV
- Internet and wifi
- Printer with fair usage



Maintenance taken care of

- Maintenance within the office
- Greening maintenance

AGENTS



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