

Grade II Period Building / Recently Redecorated / Cycle Storage & Showers / Private Roof Terrace / Kitchens

Size: **4,000sq.ft** (NIA)



# 1 Hobart Place

Belgravia, London, SW1W 0HU



***1 Hobart Place offers an exceptional office opportunity in the heart of Belgravia.***

Spanning approximately 4,011 sq ft across the lower ground to fourth floors, this refurbished townhouse provides high-quality workspace with the flexibility to accommodate a range of business needs.

Recently redecorated and re-carpeted, the building features modern amenities including showers, bike storage, and a private roof terrace, creating an attractive working environment in one of London's most prestigious business districts.





Travel

- Victoria

8 min walk


- Sloane Square

12 min walk


- Hyde Park Corner

12 min


- St. James's Park

17 min walk

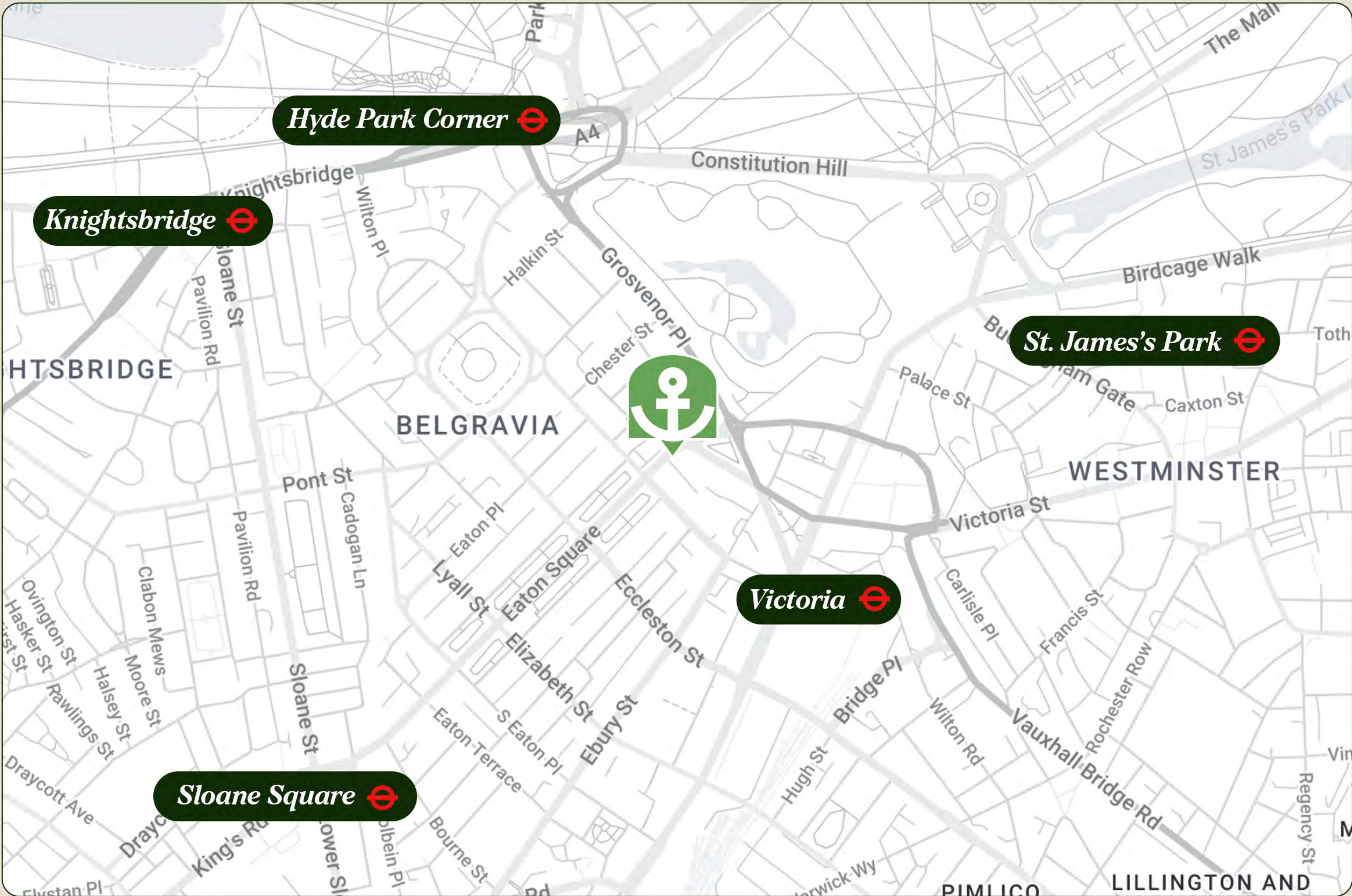


The Last Mile

1 Hobart Place is located on the edge of Belgravia at the junction with Grosvenor Gardens.

The extensive transport facilities of Victoria Station are approximately 5 mins walk away (Mainline, Gatwick Express, Victoria and District and Circle underground together with many bus routes).

The building is close to the world-renowned Goring Hotel and extensive shopping, café and restaurant facilities available within the Victoria area.





Hotels & Leisure

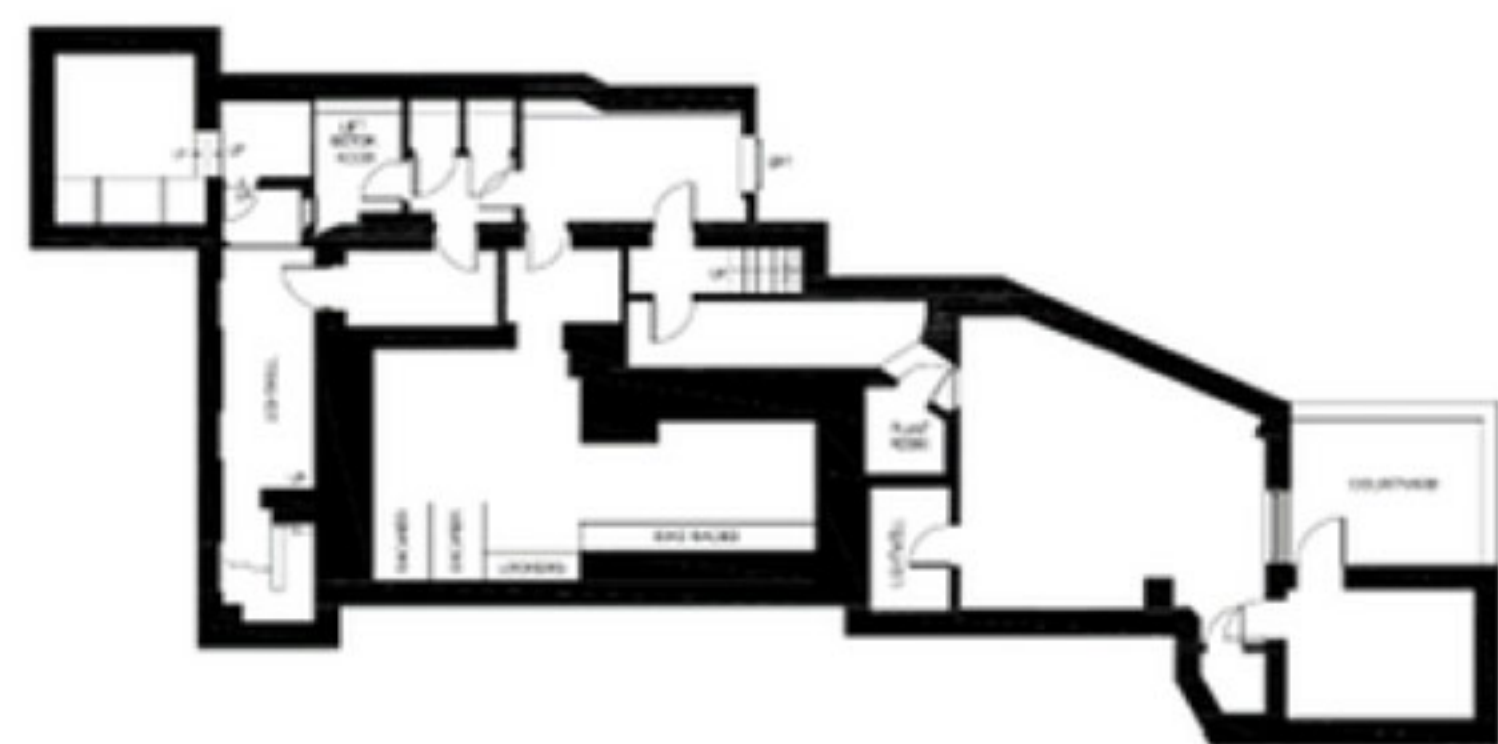
- 01 Goring Hotel
- 02 The Clermont, London, Victoria
- 03 The Peninsula London
- 04 The Emory
- 05 The Berkeley
- 06 COMO The Halkin, London
- 07 Beaverbrook Town House
- 08 Jumeirah Carlton Tower
- 09 Apollo Victoria Theatre
- 10 Victoria Palace Theatre
- 11 Lane7
- 12 Flight Club

Food and Drink

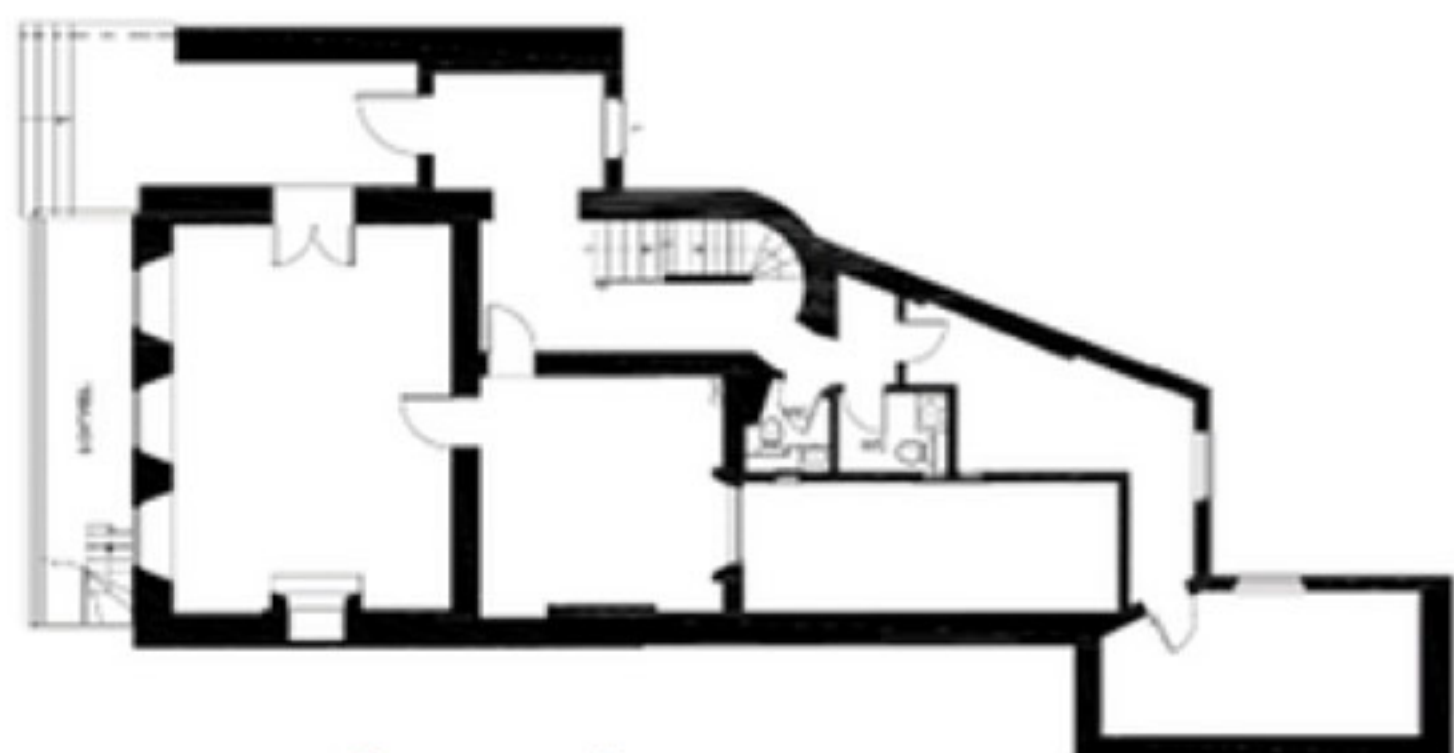
- 01 Bleeker Burger
- 02 Reunion Bar
- 03 The Soak
- 04 Market Halls Victoria
- 05 Flat Iron
- 06 Shake Shack
- 07 The Salad Project
- 08 Greenwood
- 09 Nando's
- 10 Ole & Steen
- 11 The Shakespeare







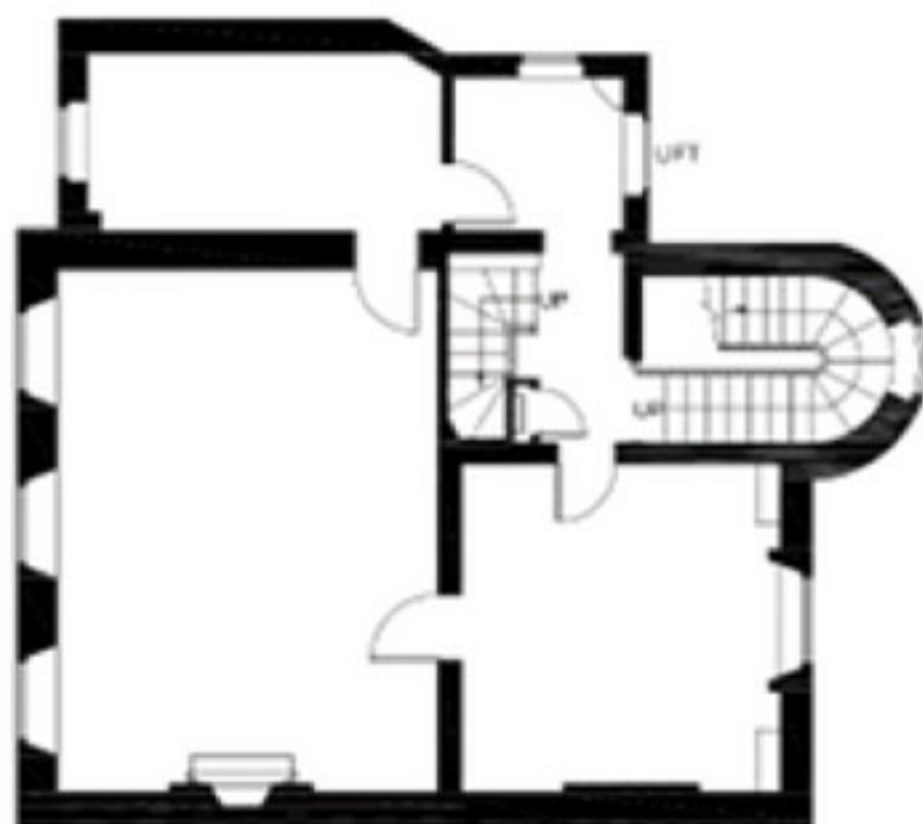
Lower Ground



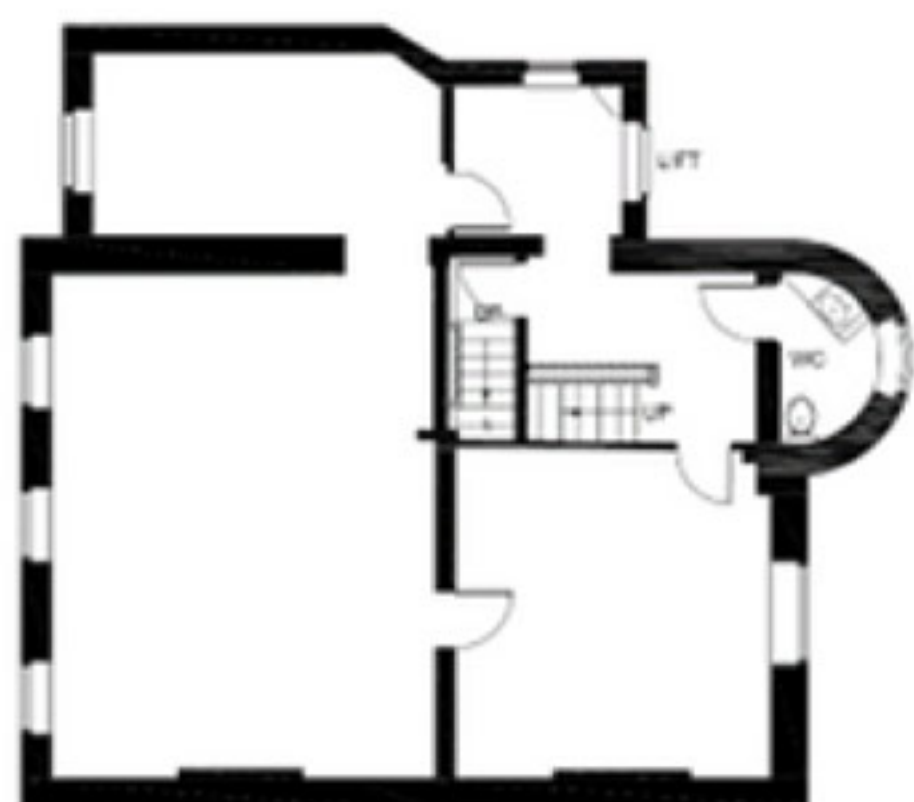
Ground



First Floor



Second Floor



Third Floor



Fourth Floor

Floor area (NIA):

4,000sq.ft

Rent psf £47.50

Rates psf £22.50

Service Charge psf £2.50

Total per annum £290,000

Tenure:

New flexible lease.

Amenities

- Comfort Cooling
- 6 Levels
- Private Terrace
- Newly Refurbished
- End of Trip Facilities

- Natural Light
- 24hr Access
- 6 Person Elevator
- Full Kitchens
- LED Lighting





*Address:*

# 1 Hobart Place

*Belgravia, London, SW1W 0HU*

*Contact us to arrange your viewing:*

***Sam Simon***

**07706 611 054**  
Sam@anchoroffices.com



*Office:*  
**31-35 Kirby Street.**  
**London,**  
**EC1N 8TE**

*Website:*  
**www.anchoroffices.com**

Get in contact today to learn more!

Size: **4,000sq.ft**

