BELGRAVIA SW1

TWENTY GROSVENOR GARDENS

7,100 SQ FT OF CLASS E SPACE TO LET

CLASS & SOPHISTICATION

Twenty Grosvenor Gardens is an exceptional Grade II listed property nestled at the vibrant crossroads of Victoria and Belgravia. Boasting seven floors, this self-contained building presents a unique opportunity for occupiers in search of a prime location with unrivalled access to the extensive transport network of Victoria Station.

EXPERIENCE ELEGANCE

Self contained building

Grade II listed period property

VRV air conditioning

Passenger lift

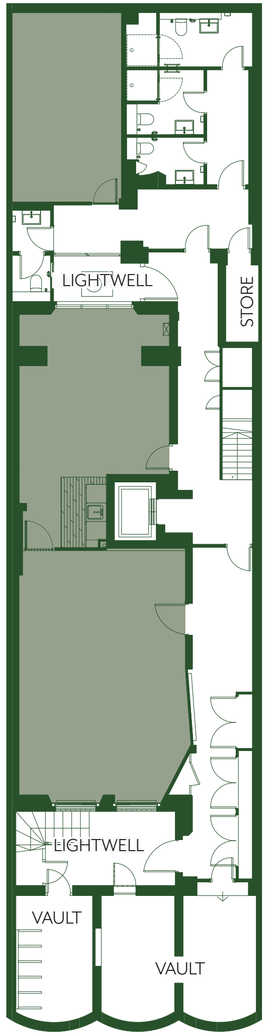
Generous floor to ceiling heights

Excellent natural light

THE SPACE

FLOOR	SQ FT	SQ M
FIFTH	724	67
FOURTH	1,045	97
THIRD	817	76
SECOND	1,155	107
FIRST	1,338	124
GROUND	988	92
LOWER GROUND	1,032	96
TOTAL	**7,099**	**659**

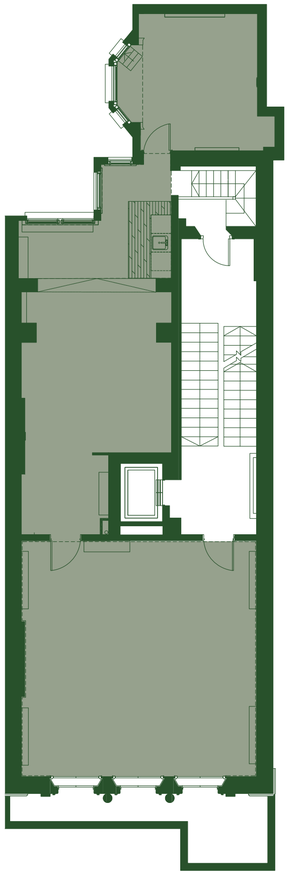
LOWER GROUND
96 SQ M / 1,032 SQ FT



GROUND
92 SQ M / 988 SQ FT

GROSVENOR GARDENS

FIRST
LET



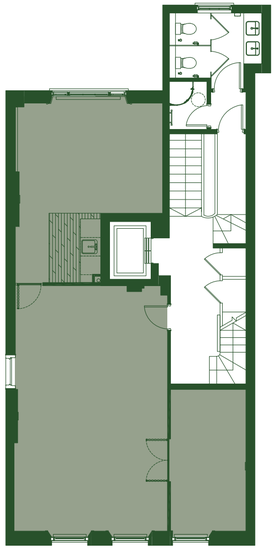
GROSVENOR GARDENS

SECOND
107 SQ M / 1,155 SQ FT

16 Fixed Workstations
8 Person Meeting Room (Mezzanine Level)
6 Person Meeting Room
Kitchenette

GROSVENOR GARDENS

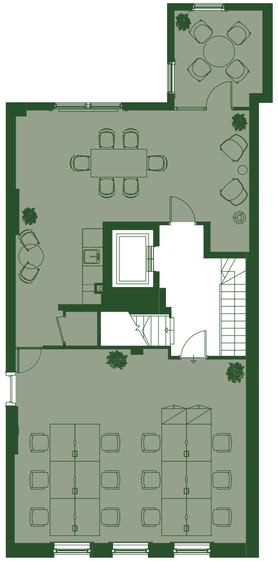
THIRD
76 SQ M / 817 SQ FT



GROSVENOR GARDENS

FOURTH
97 SQ M / 1,045 SQ FT

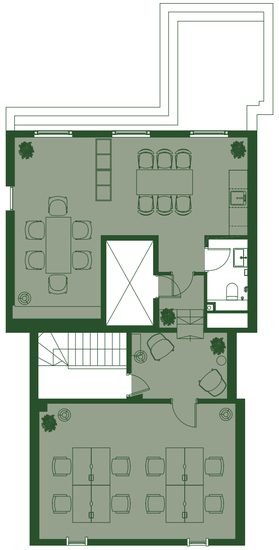
12 Fixed Workstations
4 Person Meeting Room
6 Person Meeting Table
Soft Seating/Breakout Areas
Kitchenette



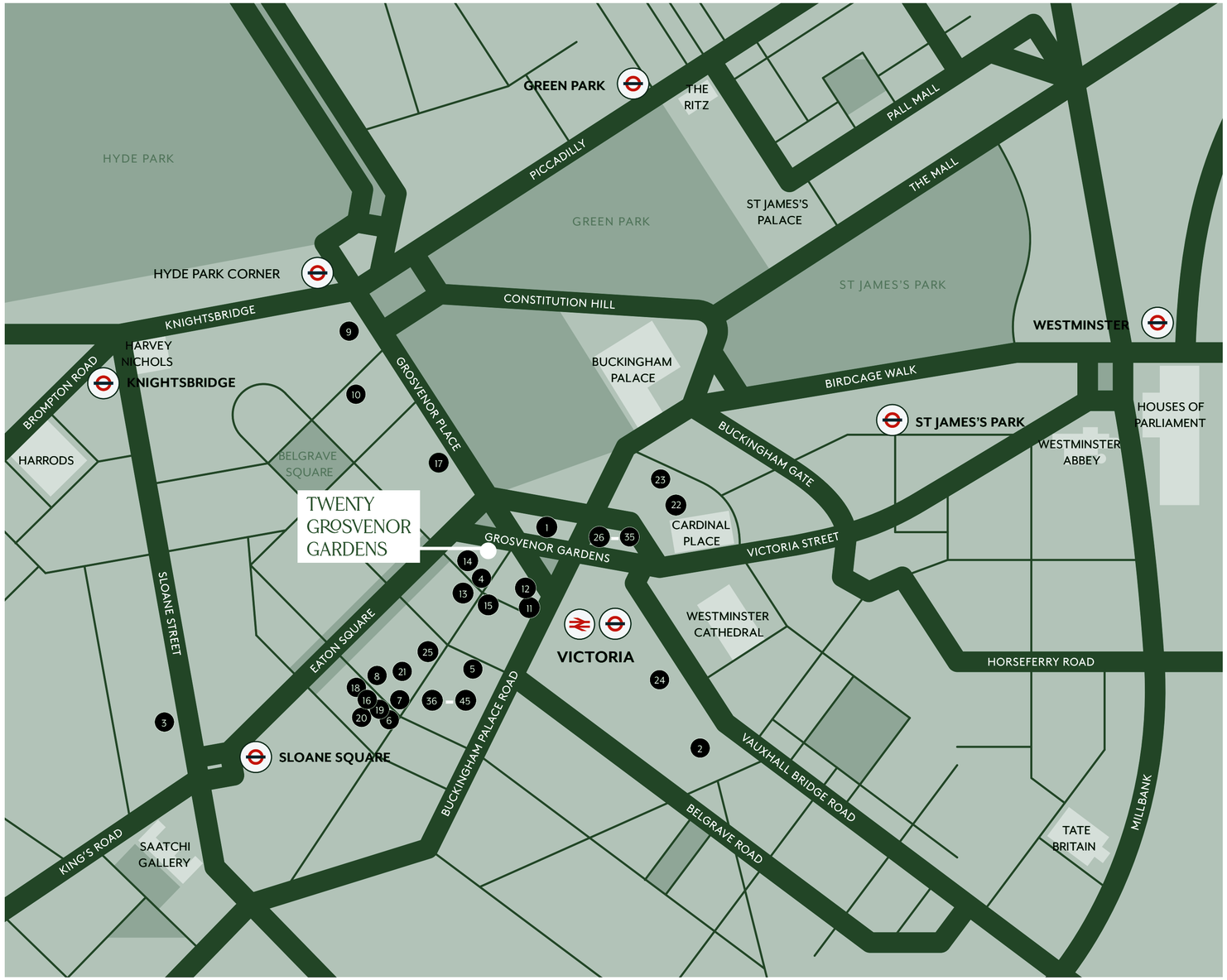
GROSVENOR GARDENS

FIFTH
67 SQ M / 724 SQ FT

8 Fixed Workstations
4 Person Meeting Room
6 Person Meeting Table
Soft Seating/Breakout Areas
Kitchenette



GROSVENOR GARDENS



LOCAL AMENITIES

Belgravia has matured into one of London's most vibrant areas, with a huge variety of alfresco dining options, boutique retailers and well-thought-out and curated outside spaces.

Hotels & Restaurants

1. The Goring
2. A. Wong
3. Ottolenghi
4. Food Filosophy
5. Boisdale of Belgravia
6. Peggy Porschen
7. Tomtom Coffee
8. The Thomas Cubitt
9. The Peninsula
10. The Halkin
11. Harry's Bar
12. The Alchemist
13. UNI
14. Olivomare
15. Santini

Retail & Health

16. ME & EM
17. Cleveland Clinic
18. Loquet London
19. Jo Loves
20. Les Senteurs
21. Philip Treacy
22. Cardinal Place
23. H2 Gyms
24. Frame
25. Anna Makarova Yoga

Nova Victoria

26. Greenwood
27. Ole & Steen
28. Sticks 'n' Sushi
29. Bone Daddies
30. Notes Coffee
31. Ahi Poke
32. Timmy Green
33. 1Rebel
34. Vagabond
35. Rail House Cafe

Eccleston Yards

36. Olivo
37. Wild by Tart
38. Atis
39. Ole & Steen
40. Barry's Bootcamp
41. Hotpod Yoga
42. LondonCryo
43. SMUK
44. Re:Mind
45. Artisan Market

issy's

tomtom COFFEE HOUSE
tomtom
COFFEE HOUSE

papouelli

BELGRAVIA
VILLAGE STORE
BELGRAVIA VILLAGE STORE

KOUB
23

THE GORING HOTEL
The Goring

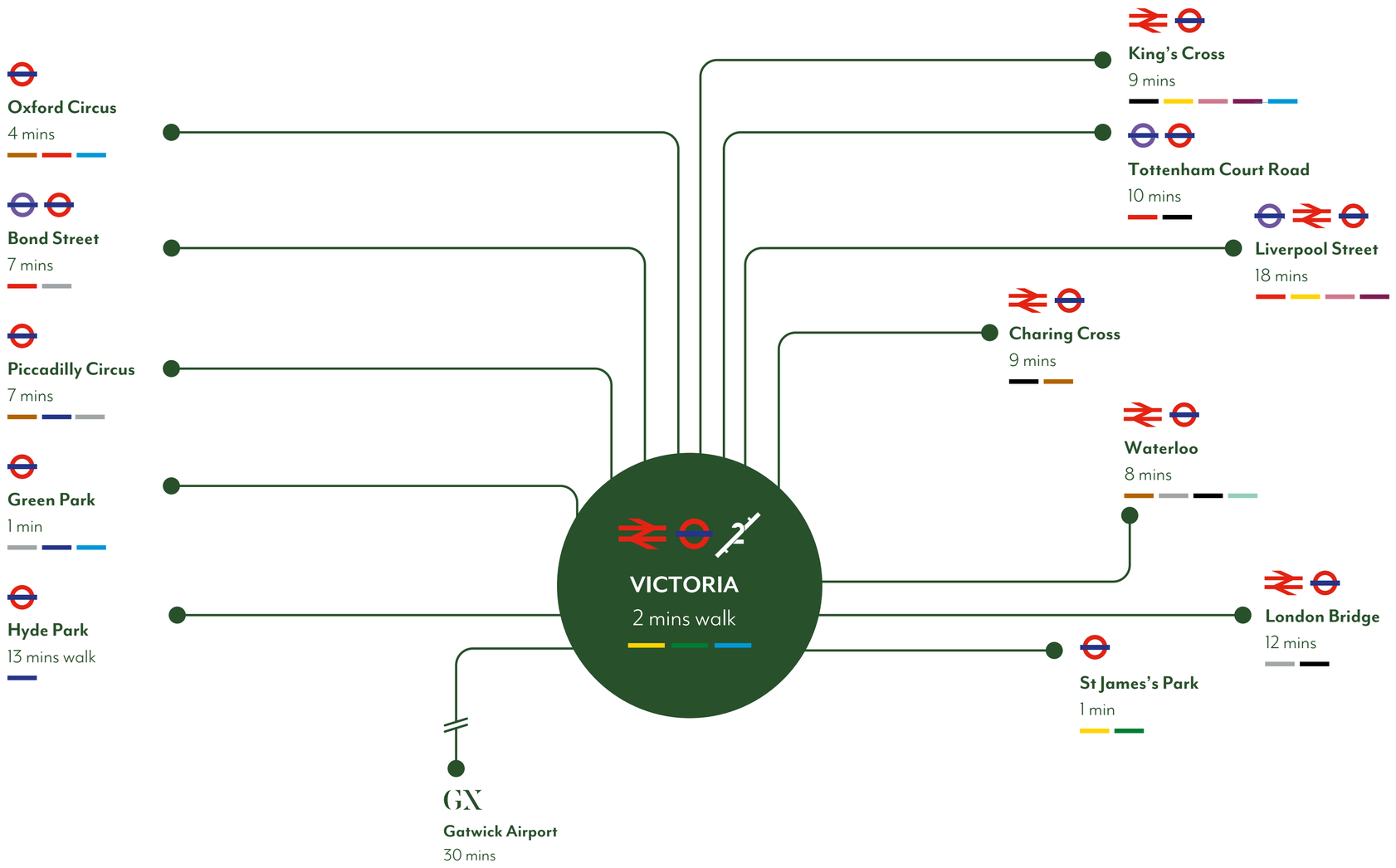
Chestnut

ECCLESTON YARDS
PSYCLE

CONNECTIVTY

London Victoria mainline station (Southern & Southeastern mainline services) and Victoria, District & Circle Underground lines is a stone's throw away, along with St James's Park (Circle & District lines) and Hyde Park Corner (Piccadilly line) Underground stations.

For occupiers with international travel requirements, the Gatwick Express runs directly from Victoria mainline station. London City Airport and Heathrow Airport are also both easily accessible.



National Rail
London Underground
The Elizabeth Line
Crossrail 2

Bakerloo
Central
Circle
District
East London
Hammersmith & City
Jubilee
Metropolitan
Northern
Piccadilly
Jubilee
Waterloo & City
DLR
Elizabeth

TWENTY GROSVENOR GARDENS

VEIWINGS

Strictly through the joint agents.

TERMS

Upon application.

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Tuckerman CHARTERED SURVEYORS

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