

20A Eccleston Street,  
London, SW1W 9LT

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SELF-CONTAINED OFFICE TO LET  
850 SQ FT





## Description

20a Eccleston Street is an attractive period office building prominently positioned on the edge of Belgravia. The property provides self-contained office accommodation arranged over the first to third floors, combining period character with modern office functionality.

The available office space has excellent natural light with dual aspect windows throughout, whilst also benefitting from air conditioning, perimeter trunking and LED lighting, providing a high-quality yet economical working environment, suitable for a wide range of occupiers. Additionally, there are demised WCs, a kitchenette and a demised shower.







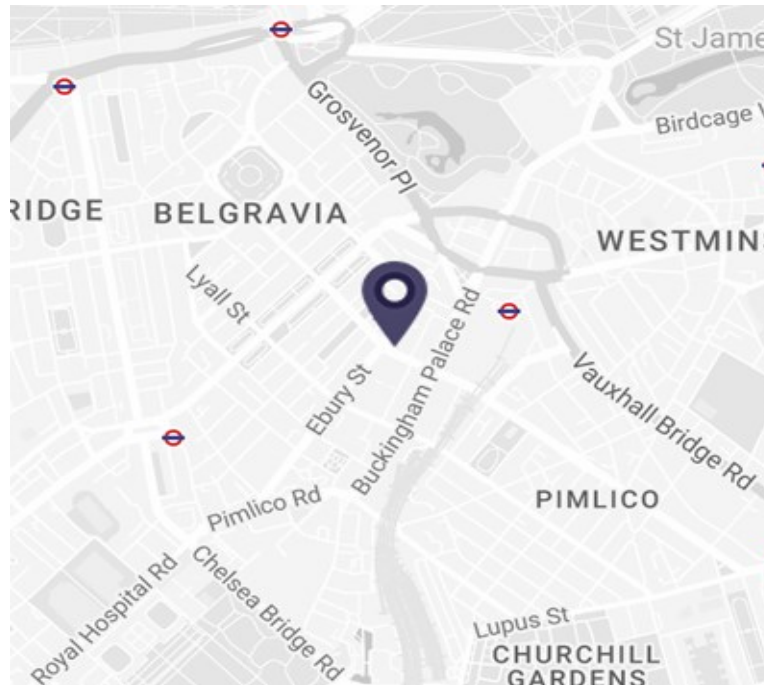
## Amenities

- Self-contained
- CAT A specification
- Air Conditioning
- Good natural light
- Kitchenette
- Demised WCs
- Demised shower
- Perimeter Trunking

## Location

Occupying a prime location in the heart of Victoria, the property is a 2-minute walk from both Victoria Station (Victoria & District Lines) and Victoria Coach Station, providing excellent transport links both across London and nationally, as well as only being a 10-minute walk from Sloane Square Station (District Line).

The surrounding area offers an exceptional range of amenities including restaurants, cafés, hotels and retail facilities. Nearby attractions such as Eccleston Yards and Belgravia's Elizabeth Street further enhance the appeal of this well-connected office location.



# Accommodation

| Unit      | Size (PA) | Rent (PA)  | Bus. Rates (PA) | Srv. Charge (PA) | Total Cost PA | Total Cost PCM | Availability |
|-----------|-----------|------------|-----------------|------------------|---------------|----------------|--------------|
| 1st - 3rd | 850       | £42,000.00 | £19,440.00      | £7,641.50        | £69,081.50    | £5,756.79      | Available    |
| TOTAL     | 850       |            |                 |                  |               |                |              |

\*all figures are approximate and exclusive of VAT

## Contacts

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## Lease Information

Available by way of a new lease for a term by arrangement.

## Rent

£42,000.00 per annum.

## Service Charge

£7,641.50 per annum.

## Rates

£19,440 per annum.

## EPC

Available on request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.