GROSVENOR

52 Grosvenor Gardens

BELGRAVIA
LONDON
SW1W 0AU

A premium workspace opposite Victoria station

Located in the heart of Victoria, this fully fitted office occupies a commanding position on the eighth floor of 52 Grosvenor Gardens.

Available from December 2026, this fully fitted self-contained office suite is ideally suited to a single occupier.

Spanning 2,958 sq ft, it accommodates up to 28 desks and includes one four-person meeting room, two 10-person boardrooms, a reception area, breakout space, phone booths and a dedicated tea point.

Occupiers also benefit from shared male, female and accessible WCs on every floor, alongside a range of high-quality amenities, including a manned reception, 24/7 security, and a newly refurbished end-of-trip area with showers, secure cycle storage and lockers.

The space is available fully fitted on traditional or fully managed lease terms.

Key features

Filled with natural light and fully furnished, 52 Grosvenor Gardens provides a ready-to-occupy workspace with views over Belgravia. It also benefits from its proximity to Eccleston Yards, providing workers with a wealth of dining and wellness amenities.

2,958 sq ft

28 desks

3 private meeting rooms

Tea point with breakout space

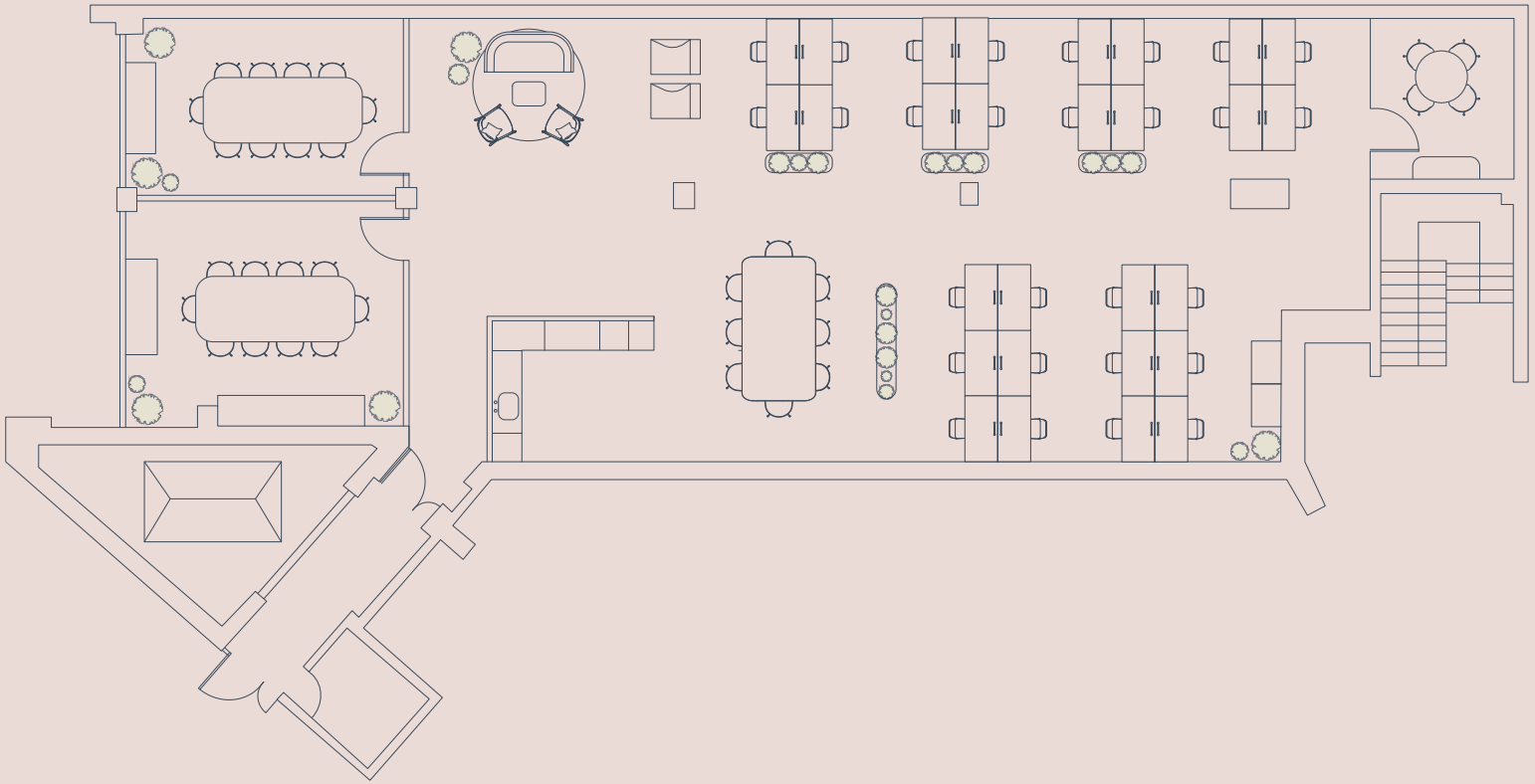
Cycle storage, showers and lockers

Belgravia views

Eighth floor
2,958 sq ft

Meeting rooms	
Four-person meeting room	1
10-person boardroom	2

Workspaces	
Workstations	28



Floor plan not to scale.
For indicative purposes only.

An unrivalled *location*

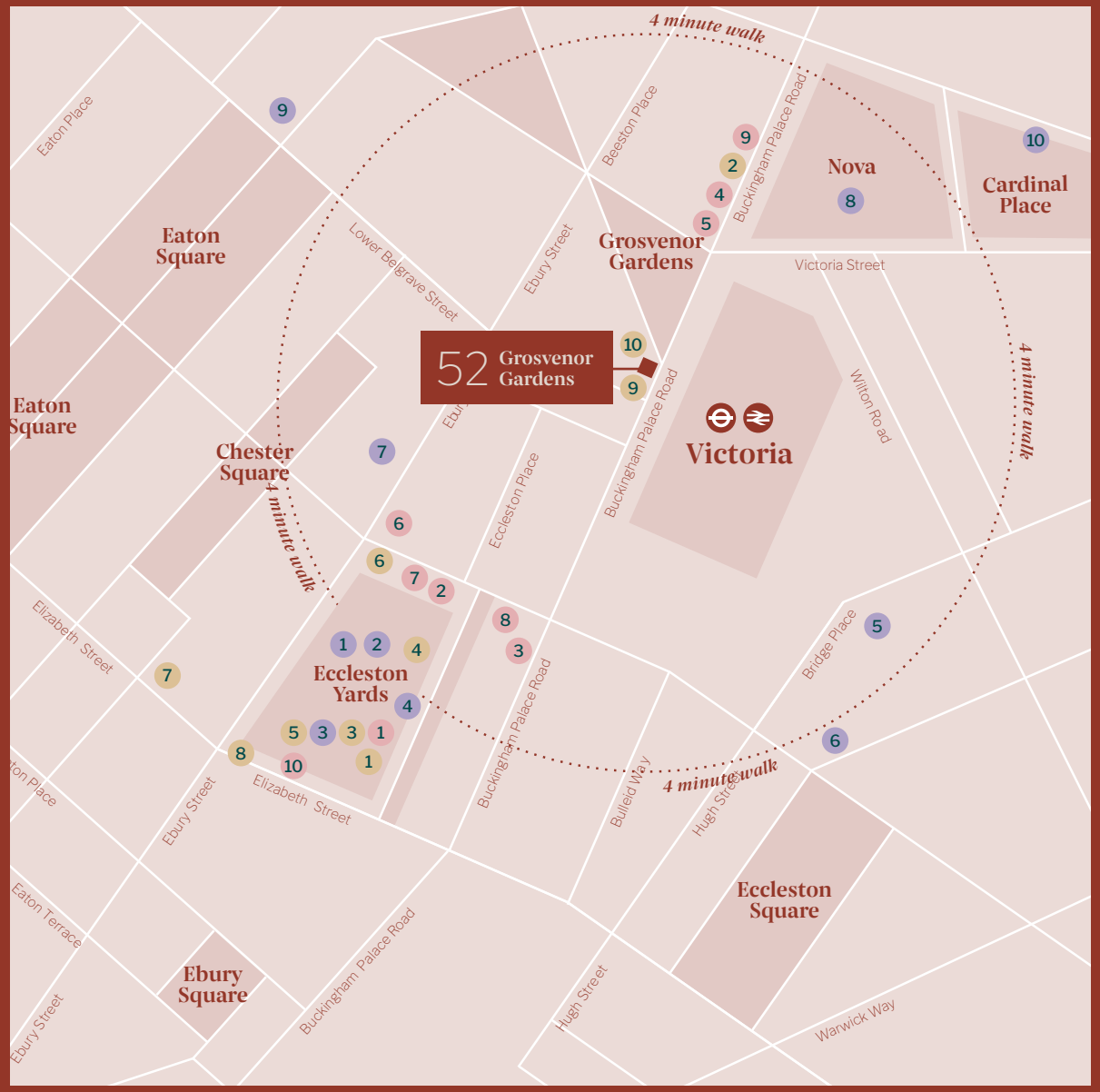
Just steps from Victoria station, 52 Grosvenor Gardens is perfectly positioned in one of London's most prestigious and well-connected neighbourhoods with access to independent shops, renowned restaurants and wellness destinations.

Victoria

01
min walk

Sloane Square

16
mins walk



Local amenities

Coffee & lunch on-the-go

1. Atis
2. Ole & Steen
3. Common Breads
4. Amorino
5. Scandi Kitchen
6. Workshop
7. Stullen
8. Joe & the Juice
9. Gail's
10. Black Sheep Coffee

Restaurants & bars

1. Wild by Tart
2. Pizza Pilgrims
3. The Jones Family Kitchen
4. Cornus
5. Amie wine studio
6. Boisdale of Belgravia
7. The Thomas Cubitt
8. The Elizabeth
9. Harry's
10. The Alchemist

Gyms & leisure

1. Barry's
2. Psycle London
3. Hotpod Yoga Belgravia
4. Sentiré Pilates
5. Frame
6. Manor
7. White Room Fitness
8. 1Rebel
9. Bodydoctor
10. City Athletic

Why Grosvenor?

For nearly 350 years, Grosvenor has shaped places through innovation and purposeful investment, creating offices and spaces that reflect shared values and deliver lasting impact for communities and future generations.

More than property

We believe great places are defined by more than just buildings, which is why we invest in the character, amenities and people that bring our neighbourhoods to life.

Exceptional locations

Grosvenor properties are found in some of London's most iconic areas, including Mayfair and Belgravia, as well as key regional cities.

Sustainability at our core

We're proud to lead the way in sustainability by setting ambitious environmental goals and ensuring every decision creates positive outcomes for people and the planet.

A partnership approach

We see our occupiers as partners, offering a personal, service-led approach tailored to your needs - from opening a café to moving into a new home.

Get in touch

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For further property specific information and additional listings, please visit **ByGrosvenor.com.**

This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Produced August 2026.

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