

CROSSLAND
OTTER HUNT

9-11 Grosvenor Gardens,
London,
SW1W 0BD

Refurbished Air Conditioned Offices
To Let close to Victoria Station
630 - 11,229 sq ft

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630 to 11,229 sq ft (58.53 to 1,043.21 sq m)

020 7408 1114
www.coh.eu

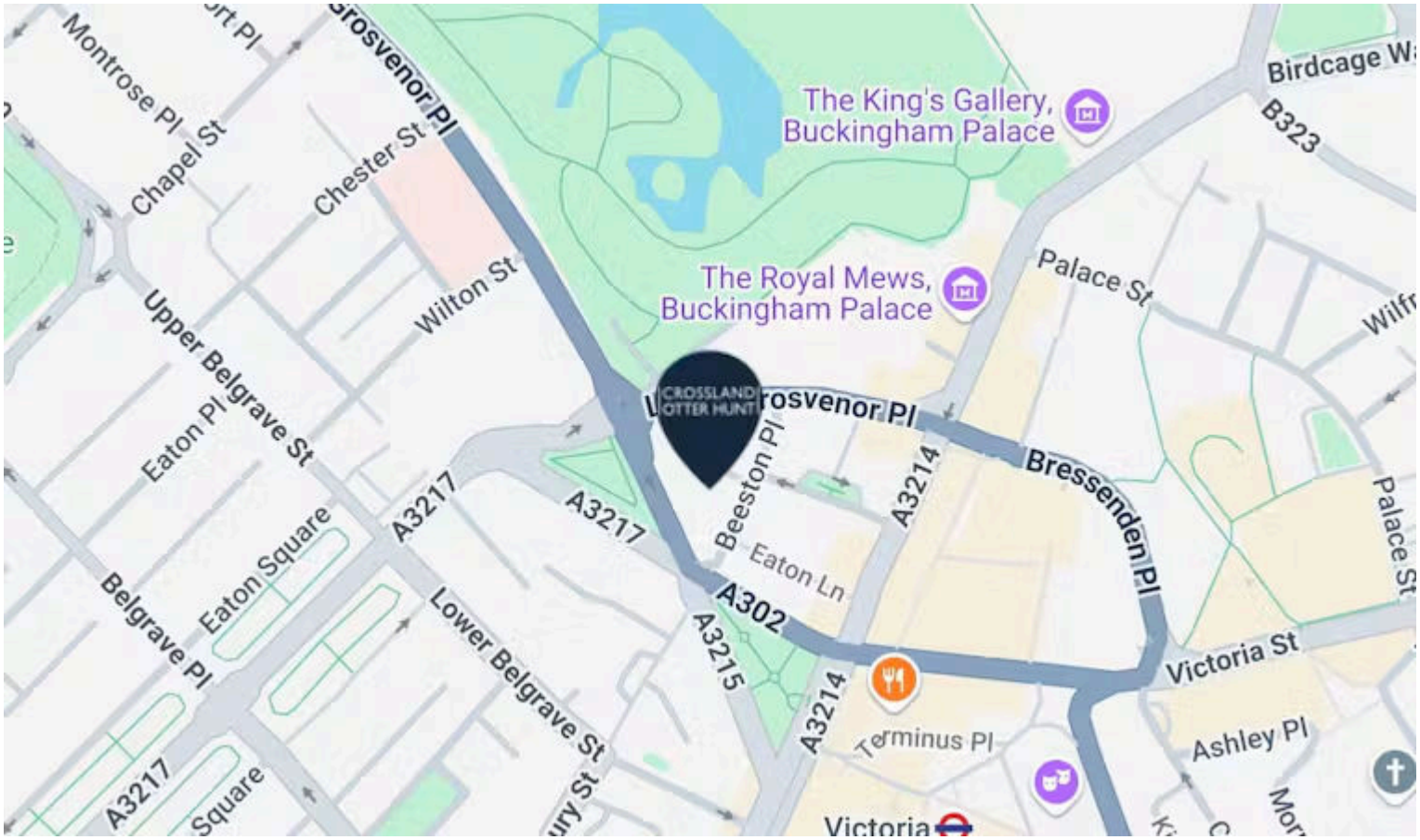
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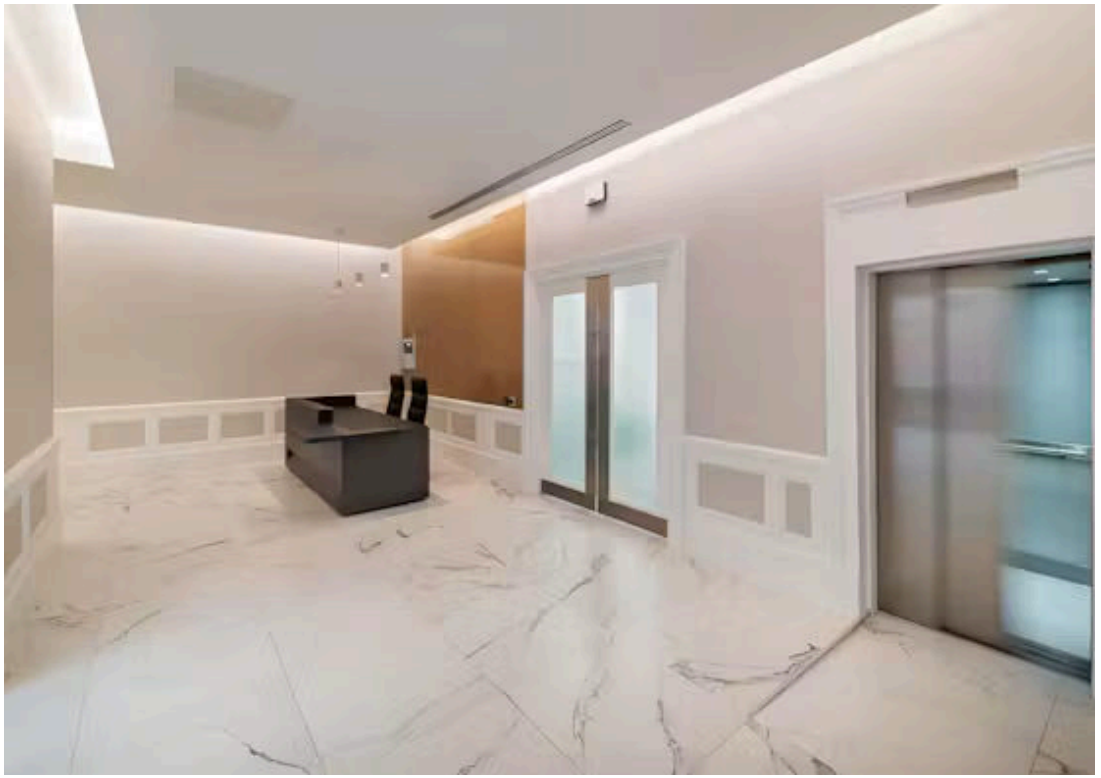
Nearest Stations

- Victoria (0.1 Miles)
- Hyde Park Corner (0.4 Miles)
- St. James's Park (0.5 Miles)

The building is located close to the junction with Beeston Place just a 3 min walk from Victoria Station with all the amenities the area has to offer.

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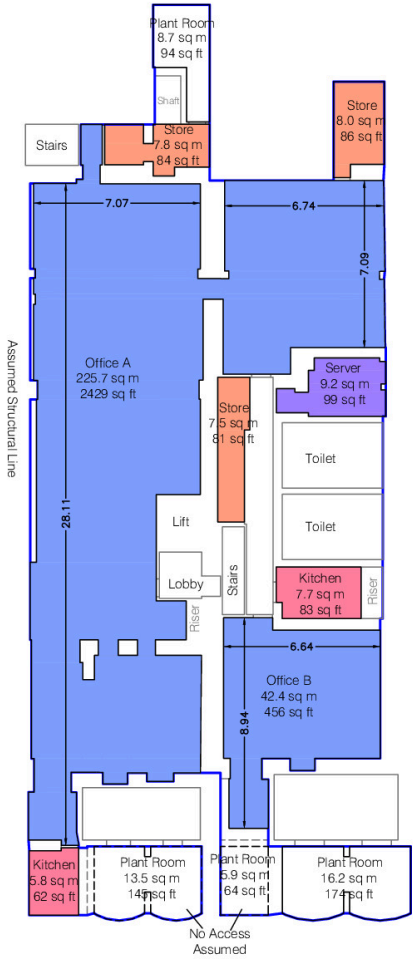
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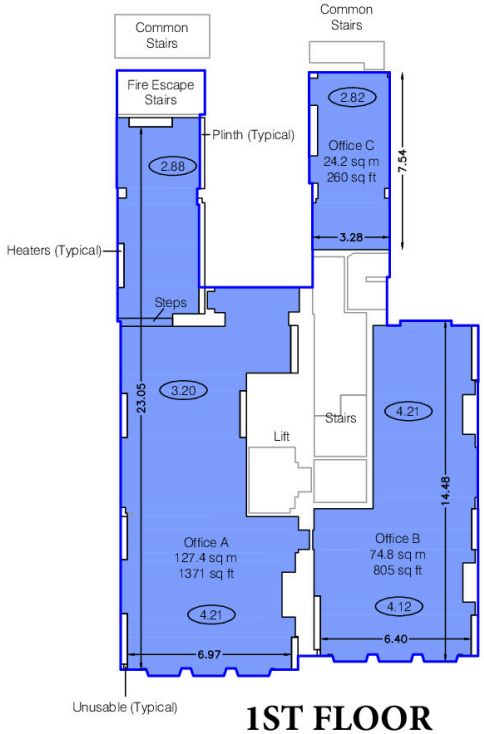
- Refurbished Manned Reception
- Comfort Cooled
- Raised Floors
- Grade II Listed
- LED Lighting
- Passenger Lift
- Cycle Racks

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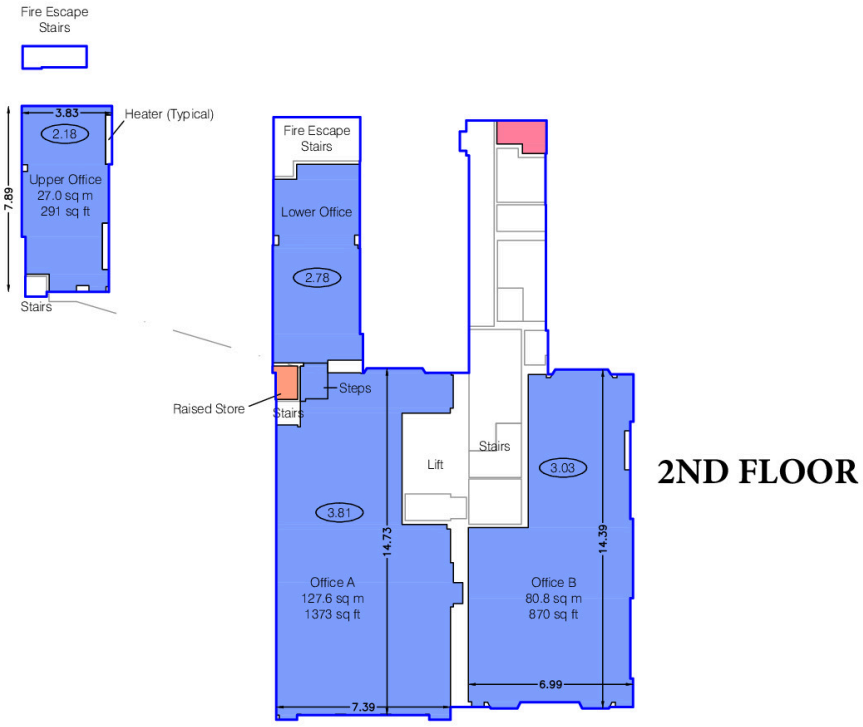
Floor Plans



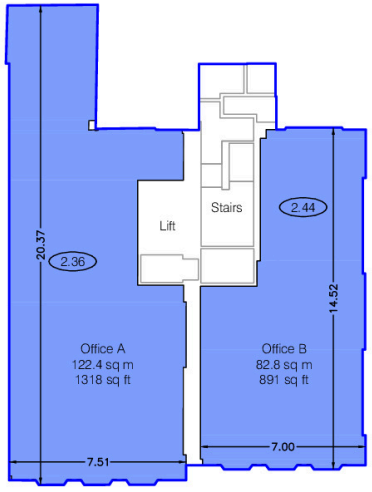
LOWER GROUND



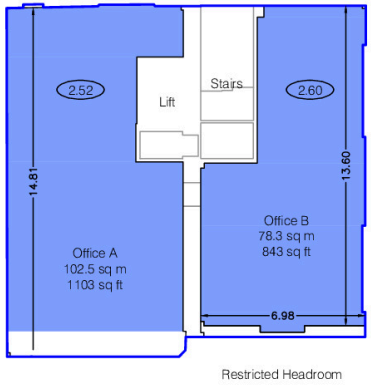
1ST FLOOR



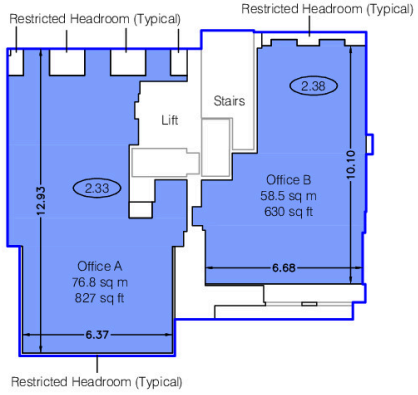
2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR

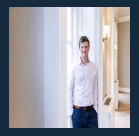
Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	TOTAL YEAR	AVAILABILITY
5th – (9)	827	£65	£24.55	£15	£7,205.24	£86,462.85	Available
5th – (11)	630	£65	£25.20	£15	£5,523	£66,276	Available
4th – (11)	1,946	£65	£29.47	£15	£17,752.39	£213,028.62	Available
3rd – (9)	1,318	£65	£27.33	£15	£11,788.41	£141,460.94	Available
3rd – (11)	891	£65	£24.48	£15	£7,757.64	£93,091.68	Available
2nd – (9)	1,664	£72.50	£25.75	£15	£15,704	£188,448	Available
2nd – (11)	870	£72.50	£24.66	£15	£8,131.60	£97,579.20	Available
Lower Ground – (11)	3,083	–	£7.02	£15	£5,657.31	£67,887.66	Available
Total	11,229	£67.14	£23.56	£15	£79,519.59	£954,234.95	

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OTTER HUNT

CONTACT US



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Description

The building has been refurbished throughout providing a large, manned reception and a range of different sized, modern, cooled offices providing a mix of period & contemporary finishes.

Location

The building is located close to the junction with Beeston Place just a 3 min walk from Victoria Station with all the amenities the area has to offer.

Service Charge

Fixed service charge with an annual increase with RPI.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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London
W1U 1AY