

CROSSLAND OTTER HUNT

28-36 Headfort Place,
London,
SW1X 7DH

Characterful Belgravia Mews Office
Property

Self Contained - 4,097 sq ft with 1,283
sq ft of Lower Ground Ancillary Space

4,097 sq ft (380.62 sq m)

020 7408 1114
www.coh.eu



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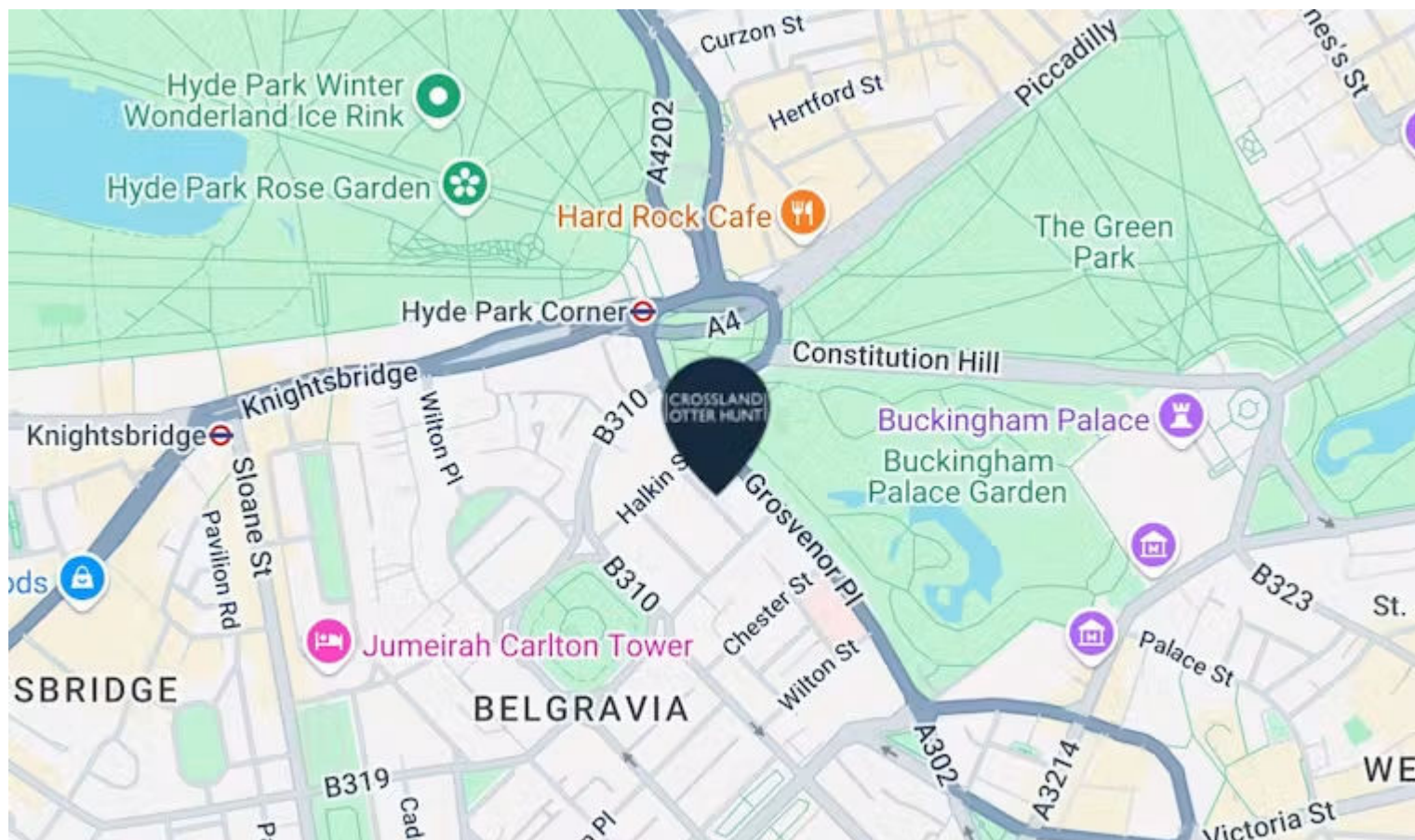
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Nearest Stations



Hyde Park Corner
(0.1 Miles)

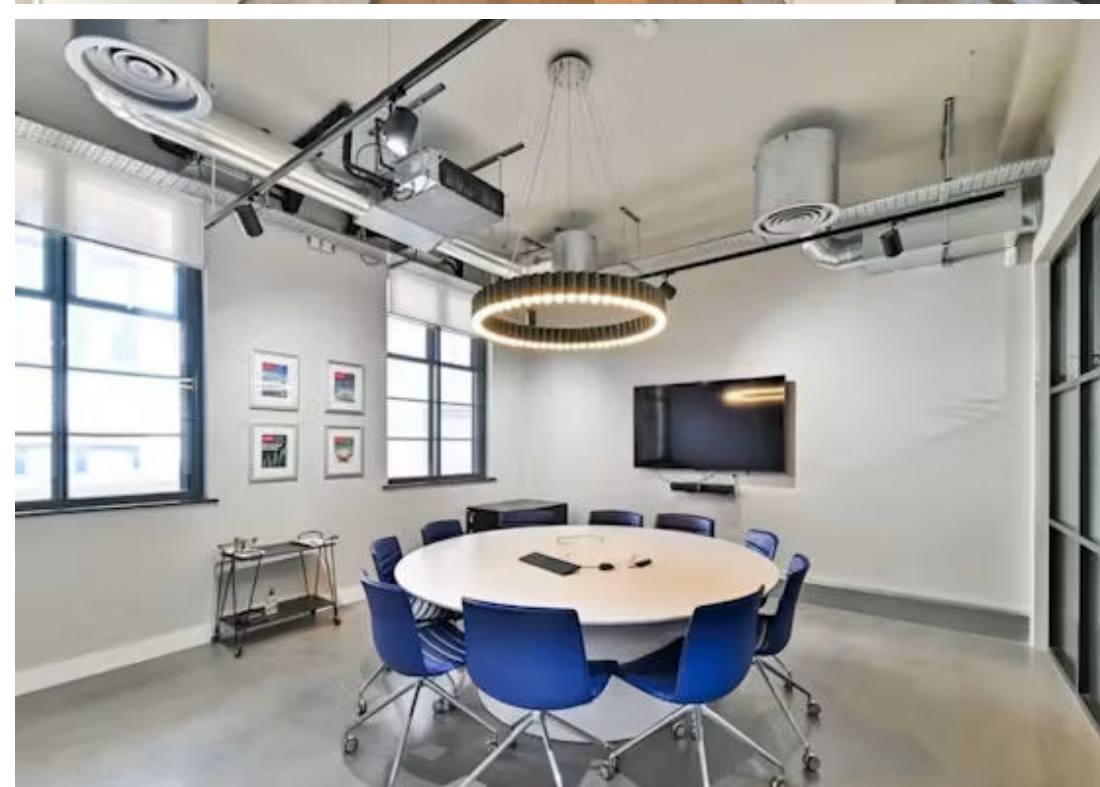
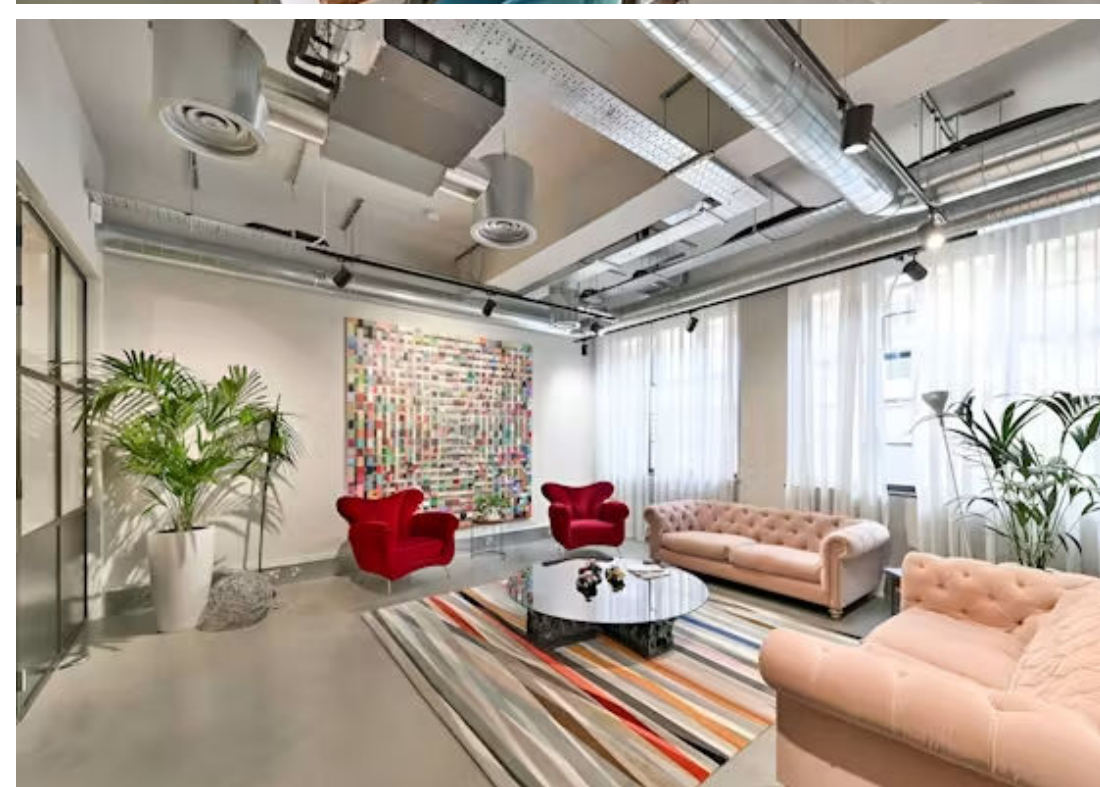
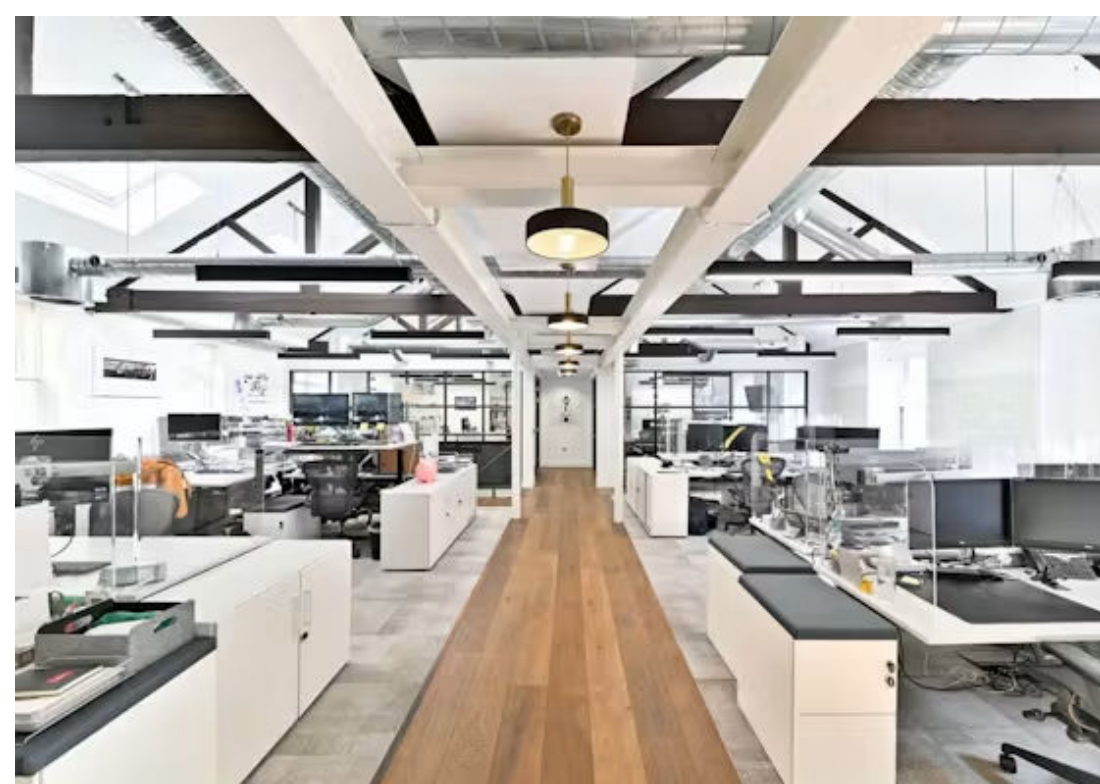
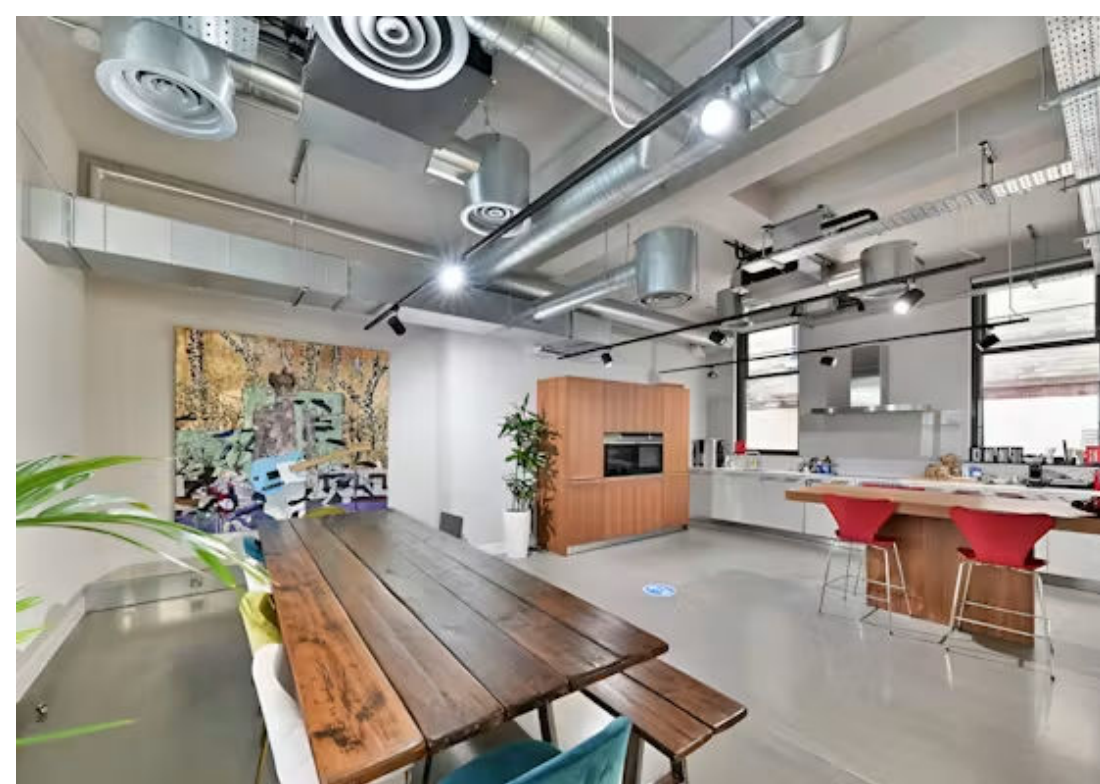


Knightsbridge
(0.4 Miles)



Victoria
(0.4 Miles)

This characterful mews building is situated in the heart of Belgravia on Headfort Place, a secluded mews linking Chapel Street and Halkin Place, immediately behind Grosvenor Place. The property benefits from an array of nearby amenities and offers excellent transport connectivity with Hyde Park Corner Underground Station being less than 5 minutes walk away, while Knightsbridge and Victoria Stations are both within approximately 10 minutes walking distance. There is also opportunity to park and drop off directly outside the building.



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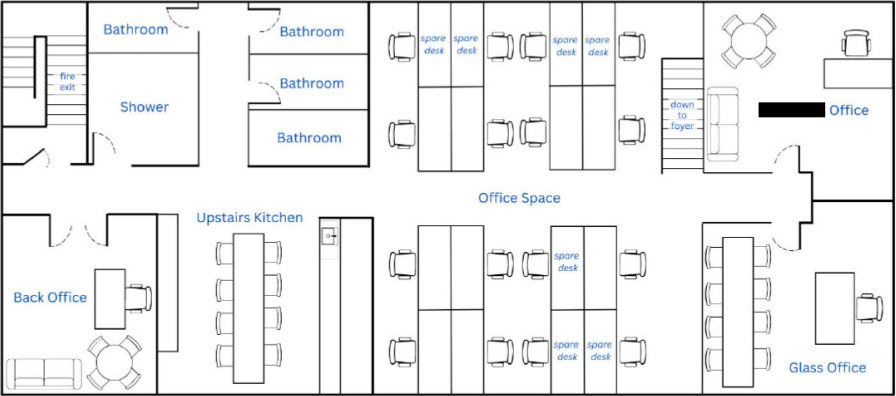
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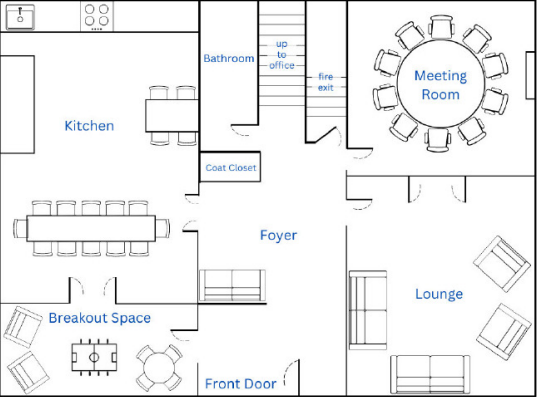


- Comprehensively Refurbished
- Raised Floors
- Suspended Lighting
- Wooden Flooring in Part
- VRV Air Conditioning
- Exposed Services
- Superb Natural Light

FIRST FLOOR



GROUND FLOOR

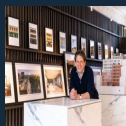


Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
1st	2,545	236.44	£75.67 /sq ft	£29.50	£0.89	£269,922.70	Available
Ground	1,552	144.19	£75.67 /sq ft	£29.50	£0.89	£164,605.12	Available
Total	4,097	380.63		£29.50	£0.89	£434,527.82	

CONTACT US



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Description

The property is arranged over ground and first floors with lower ground floor ancillary space. The accommodation has been fitted to an exceptionally high standard to provide an attractive entrance hall, large kitchen with dining area and break out space, a formal board room and lounge style meeting rooms on ground floor level. The first floor provides a mix of open plan office space with two executive offices, two large meeting rooms, an additional kitchen and WC / shower facilities.

Location

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Viewings

Strictly through the joint sole agents, Crossland Otter Hunt and JPW Real Estate.

Passing Rent

The current passing rent is £310,000 per annum.

Business Rates

The Rateable Value is £190,000 and the estimated rates payable are £103,740 in the year ending April 2025.

Service Charge

£0.89 per sq ft overall.

EPC

C (68)

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.

|CROSSLAND| |OTTER HUNT|

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY