

## SELF CONTAINED GRADE A OFFICE SUITE

EBURY GATE, 23 LOWER BELGRAVE STREET,  
LONDON SW1W 0NR



### LOCATION

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The property is located on the corner of Lower Belgrave Street and Ebury Street. Victoria Station is a short walk away.

### ACCOMMODATION

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The office accommodation is on the third floor having a net floor area of 1,250 sq ft. The office has been refurbished to a high standard and is fitted out.

### AMENITIES

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- Smart reception with commissionaire
- Two passenger lifts
- Four pipe fan coil air conditioning
- Raised access floor
- Metal tile ceiling
- LED strip lighting
- Car space available by arrangement

### LEASE TERM

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Five years, ideally with mutual break in October 2019. The lease is to be excluded from the security provisions of the Landlord and Tenant Act 1954 Part II.





## RENT

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£60.00 per sq ft

## RATES

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Circa £22.00 per sq ft

## SERVICE CHARGE

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Circa £10.00 per sq ft

## VIEWING

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By appointment with

**Peter Hutchinson**

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