LONDON SW1

1 HOBART PLACE

ROBERT IRVING BURNS

HOBART
PLACE SW1

ABOUT THIS PROPERTY

SELF-CONTAINED GRADE II LISTED FORMER TOWNHOUSE ARRANGED OVER LOWER GROUND, GROUND & FOUR UPPER FLOORS

SUITABLE FOR CLASS E
(OFFICES, MEDICAL, LEISURE ETC.)
PRIVATE ROOF TERRACE

4,011 SQ. FT.

DESCRIPTION

1 Hobart Place comprises an attractive Grade II Listed former townhouse providing approximately 4,011 sq ft of high-quality, self-contained office accommodation arranged over lower ground, ground and four upper floors.

The property has been recently refurbished and redecorated throughout, retaining a wealth of original period features whilst providing a modern and well-presented working environment. The accommodation benefits from excellent natural light, wooden flooring to selected areas, central heating and comfort cooling to principal rooms.

A glass-fronted passenger lift serves all floors, while additional amenities include shower facilities, cycle storage, kitchens and a private roof terrace. The building is offered as a whole and would provide an impressive and distinctive self-contained headquarters for a wide range of Class E occupiers.

Situated on the edge of Belgravia at the junction with Grosvenor Gardens, the property occupies a highly sought-after central London location, approximately five minutes' walk from Victoria Station and surrounded by an excellent selection of cafés, restaurants, hotels and other amenities.

AMENITIES

- GRADE II PERIOD OFFICE BUILDING
- EXCELLENT NATURAL LIGHT
- WOODEN FLOORING
- CENTRAL HEATING
- SHOWER FACILITIES
- MULTIPLE KITCHENS
- BIKE STORAGE
- COMFORT COOLING
- GLASS-FRONTED PASSENGER LIFT
- PRIVATE ROOF TERRACE

FINANCIALS

TOTAL SIZE (SQ.FT.)	4,011
QUOTING RENT (P.A.)	£215,000
ESTIMATED RATES PAYABLE (P.A.)	£74,400
SERVICE CHARGE	TBC
ESTIMATED OCCUPANCY COST (P.A.)	**£289,400**

FLOOR	LOWER GROUND	GROUND	FIRST	SECOND	THIRD	FOURTH
SIZE (SQ.FT.)	719	857	764	682	587	402

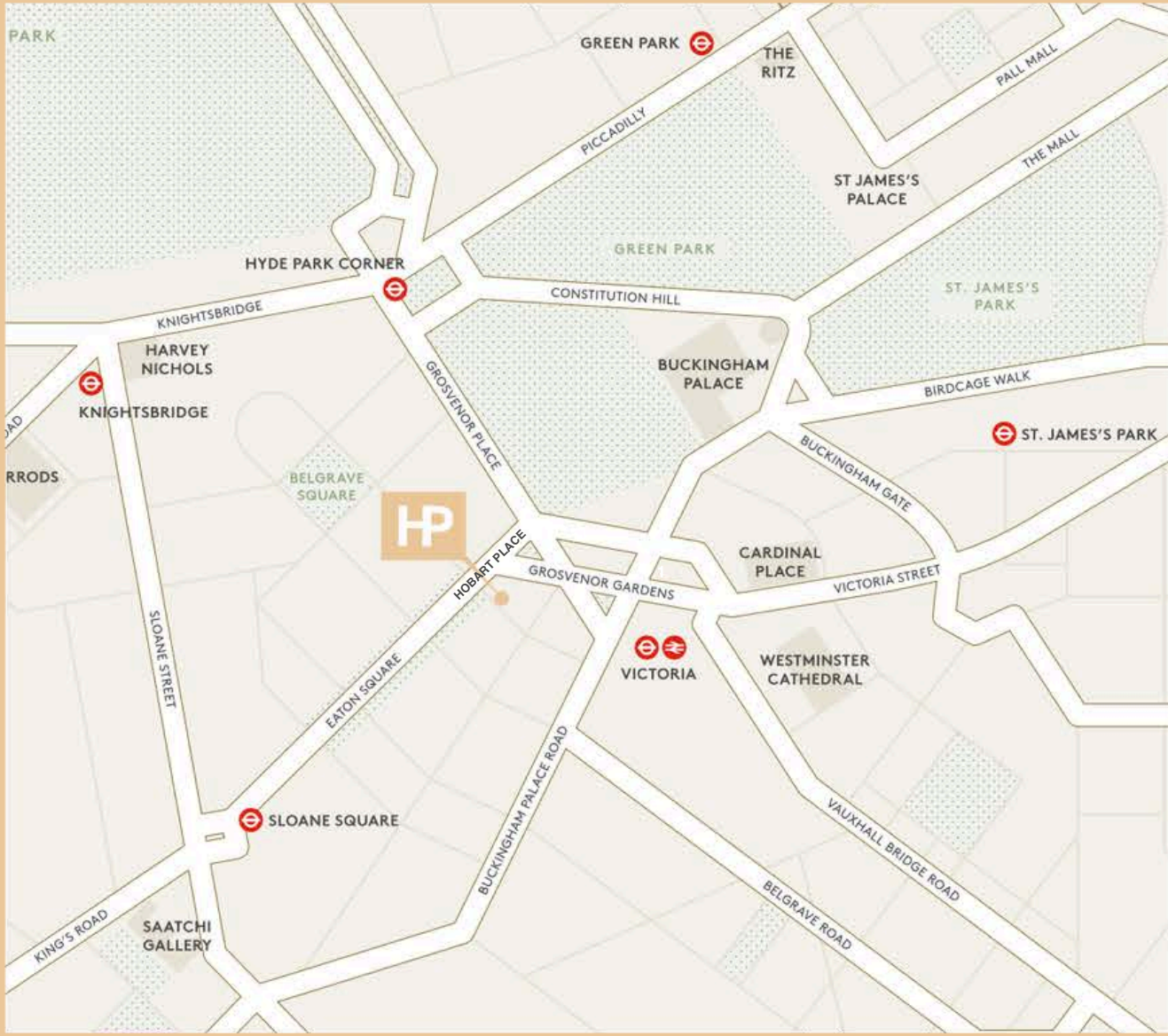
LOCATION

Belgravia is one of London's most prestigious and desirable locations, offering a vibrant mix of international businesses, high-quality amenities and excellent transport connections.

The property is prominently located in the heart of Belgravia, close to the amenities of Elizabeth Street, Motcomb Street and Sloane Square.

The property also benefits from excellent access to Victoria and Sloane Square stations, providing convenient connections across London.

The attractive green spaces of Belgrave Square and nearby Eaton Square Gardens further enhance the area's appeal.



CONNECTIVITY

09
mins

Victoria

12
mins

Hyde Park Corner

12
mins

Sloane Square

16
mins

Knightsbridge

FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Floor plans available upon request.

VAT

The property is elected for VAT

EPC

80D

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026

CONTACT US

For further information please reach out to a member of the RIB team

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RIB

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