

11 Belgrave Road, SW1V  
1RB

High Quality – Fully Fitted  
Office Space

4,187 sq ft

 **JLL** SEE A BRIGHTER WAY



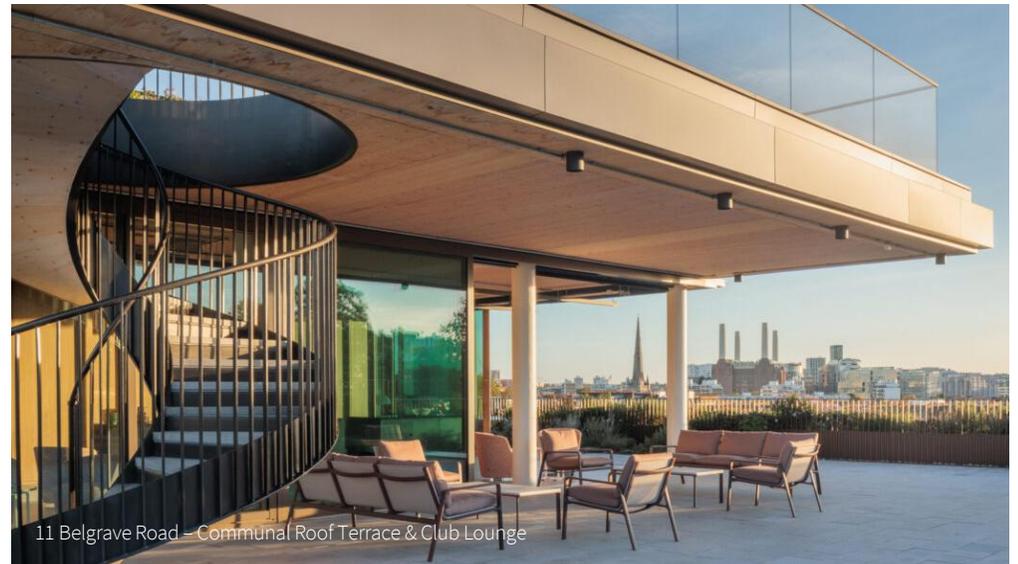
# 11 Belgrave Road

## Summary

- Designed by Eric Parry Architects.
- Fully fitted 6<sup>th</sup> floor (part), comprising 4,200 sq ft.
- Over 20,000 sq ft of amenity within the building.
- Net zero carbon, EPC A, BREEAM Outstanding, NABERS 5.5\* and 100% electric building.
- 2,600 sq ft communal terrace and event space.
- 4,500 sq ft gym amenity.
- Well appointed building reception and concierge team.
- 4-minute walk to Victoria Station.



11 Belgrave Road - Reception



11 Belgrave Road - Communal Roof Terrace & Club Lounge

11 Belgrave Road / London



11 Belgrave Road - Reception

11 Belgrave Road - Courtyard

11 Belgrave Road - Reception

## 11 Belgrave Road / London

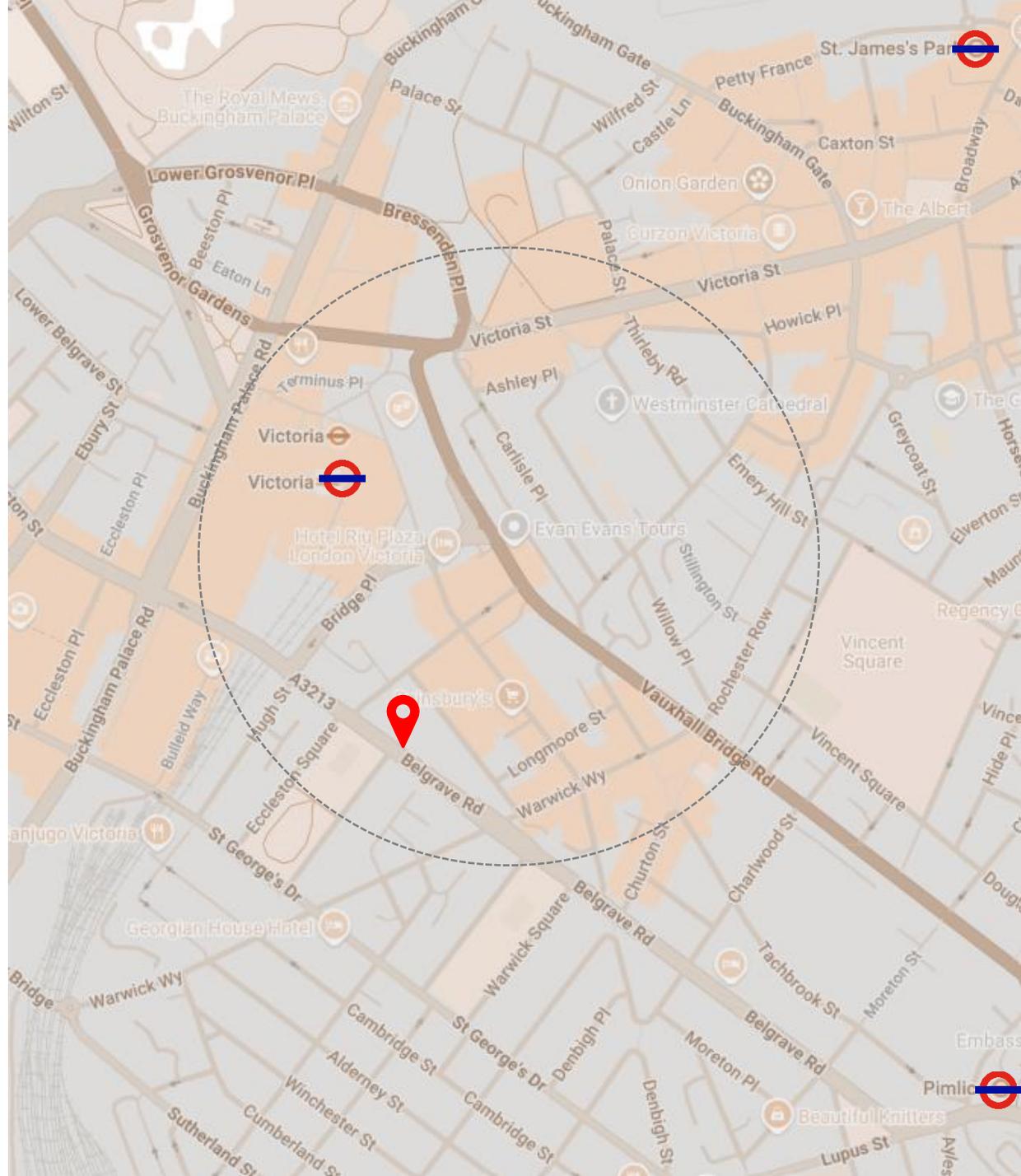
# Location

A charming neighbourhood feel, in the heart of Victoria. 11 Belgrave is a 4-minute walk from Victoria station's exceptional city and regional connections.

Discover the many restaurants, bars, cafes and more on nearby Wilton Road, with Belgravia and Pimlico just moments away.

## Key Connections

Tube Station	Walking	Lines
Victoria	4 minutes	   
St James's Park	12 minutes	 
Pimlico	7 minutes	



## Specification

- Hotel style concierge/reception service.
- Openable windows.
- Designed 1:8 occupancy.
- VRF fan coil unit heating/cooling.
- Floor to ceiling heights of 2.8m.
- Dedicated cycle entrance, 19 showers, 177 smart lockers and 178 cycle spaces.
- Net zero carbon, EPC A, BREEAM Outstanding, NABERS 5.5\* and 100% electric building.

## Amenity

- **5,700 sq ft** reception and business lounge workspace
- **3,300 sq ft** on-site café
- **4,500 sq ft** gym amenity
- **2,600 sq ft** communal terrace and event space
- **1,850 sq ft** communal viewing platform

## Underlease Details

- The part 6<sup>th</sup> floor is available on a sublease of 3 years.



## Floor Area & Costs

By way of Sublease

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
6 <sup>th</sup> (part)	4,187	Quoting £107.50	£15.82	TBC
<b>Total</b>	<b>4,187</b>			





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