

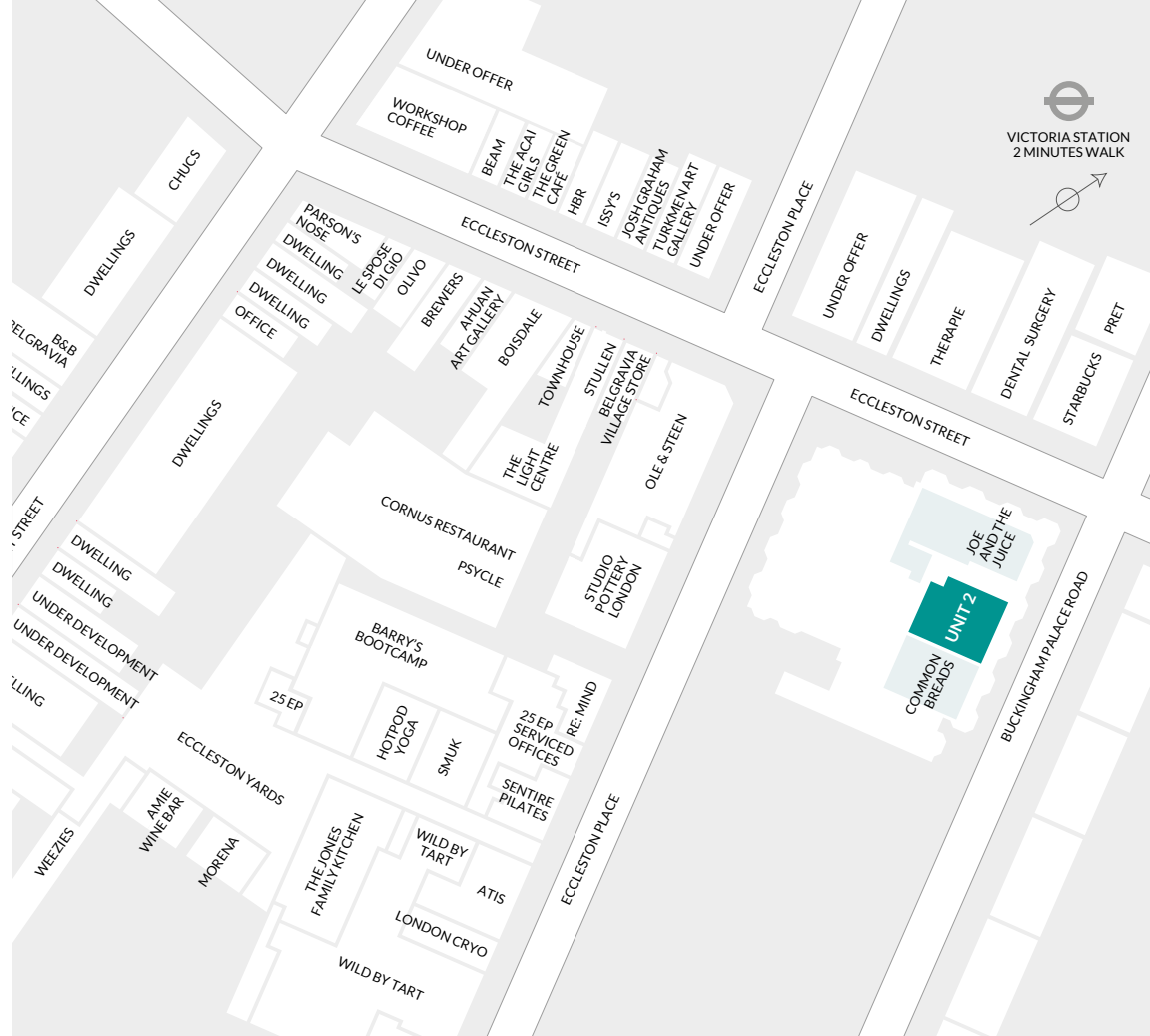
110 Buckingham Palace Road

CLASS E OPPORTUNITY



GROSVENOR

Eccleston Street



The unit is located on the northern side of Buckingham Palace Road, opposite The Hub, Victoria development. Buckingham Palace Road forms a natural divide between Belgravia Village and Victoria Station, with 110 Buckingham Palace Road prominently positioned on the corner of Eccleston Street and Buckingham Palace Road. The unit benefits from a prominent frontage and an external seating demise, and offers an excellent opportunity to join a well established mix of independent retailers, amenities, restaurants, and cafés.

The unit is within a 1 minute walk of Victoria Station, providing excellent transport connections to London's underground network via the Victoria, Circle, and District lines. Victoria Main Line Station also offers direct access to Gatwick Airport and destinations across England's South and South East. Neighbouring occupiers include Joe and the Juice, Common Breads, Pret, and Starbucks.

Partnership

We see our relationship with our retailers as a true partnership. When our retailers thrive, we thrive, and we constantly seek to improve and adapt to ensure we are the retail landlord of choice.

Sustainability

Grosvenor has committed to ambitious sustainability targets, including achieving net zero carbon operational emissions across all directly-managed buildings globally by 2030. We work with like-minded partners through collaboration, innovation and supportive networks.

Public Realm

We invest in our places. Extensive public realm improvements to the London Estate have resulted in increased greening, part-pedestrianisation, and new digital infrastructure providing super fast broadband connections and free public wi-fi. Grosvenor and Westminster City Council are planning a transformation public realm scheme on Eccleston Street.



atis


BOISDALE

beam

SENTIRÉ
PIILATES

OLE &
STEEN
LAGKAGEHUSET


COMMON
BREADS

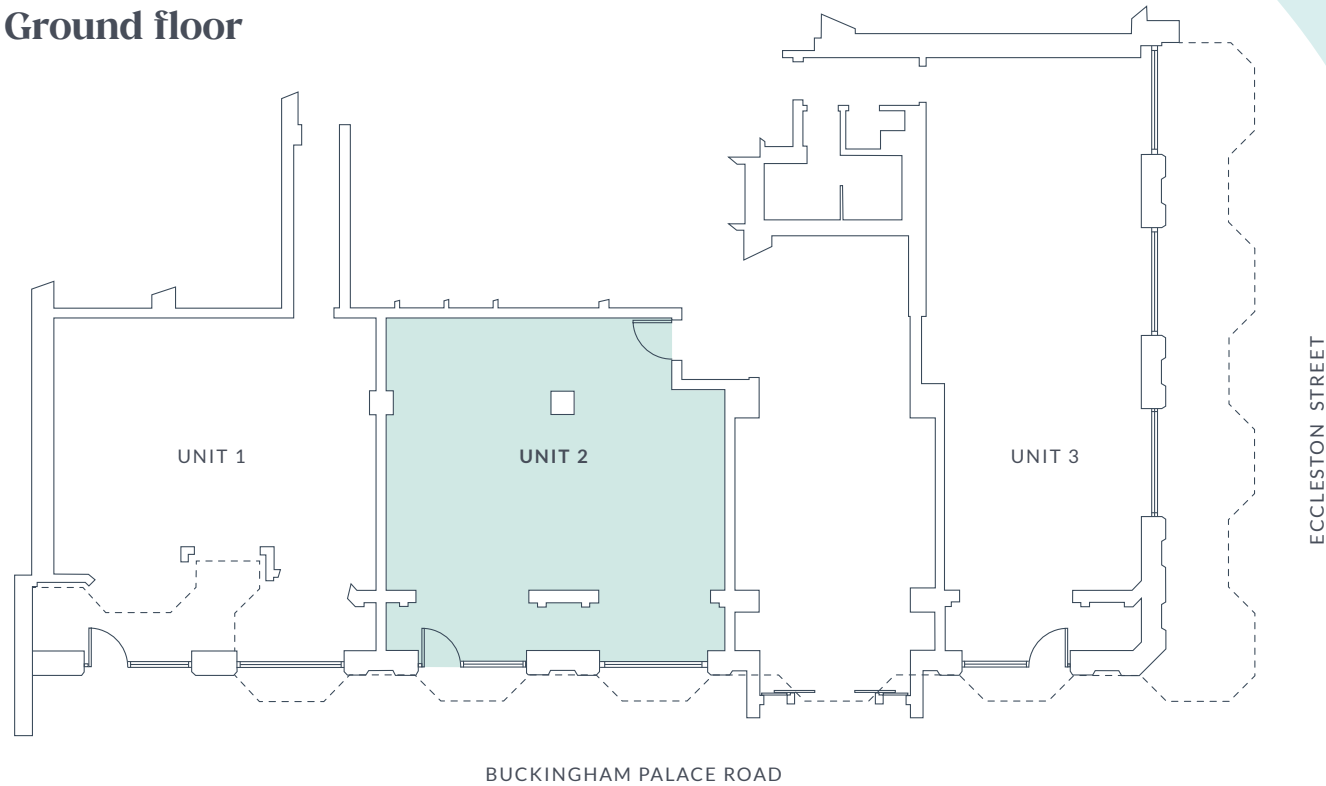
WEEZIES



TOWNHOUSE



Ground floor



Area (NIA)

Unit 2 69 sq m 742.7 sq ft

Rent

Rent upon application

Service Charge and Insurance (2025 Estimate)

£7,000 + Vat per annum

Insurance (2025 Estimate)

£1,627 + Vat per annum

Estate Charge

£1,856.75 (£2.50 per sq.ft)

Business Rates

Parties are advised to make their own enquiries in relation to business rate.

EPC

A valid EPC will be provided.

Terms

The unit will be available on standard Grosvenor Terms. The lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Viewings: Strictly by appointment through the agents.

 **Hanover Green**

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Belgravia Village

LONDON

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