



1 Hobart Place, Belgravia, London, SW1W 0HU

Refurbished office building
4,011 sq ft (NIA)
Long Lease For Sale
Full vacant possession

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& harding**
a Rapleys business

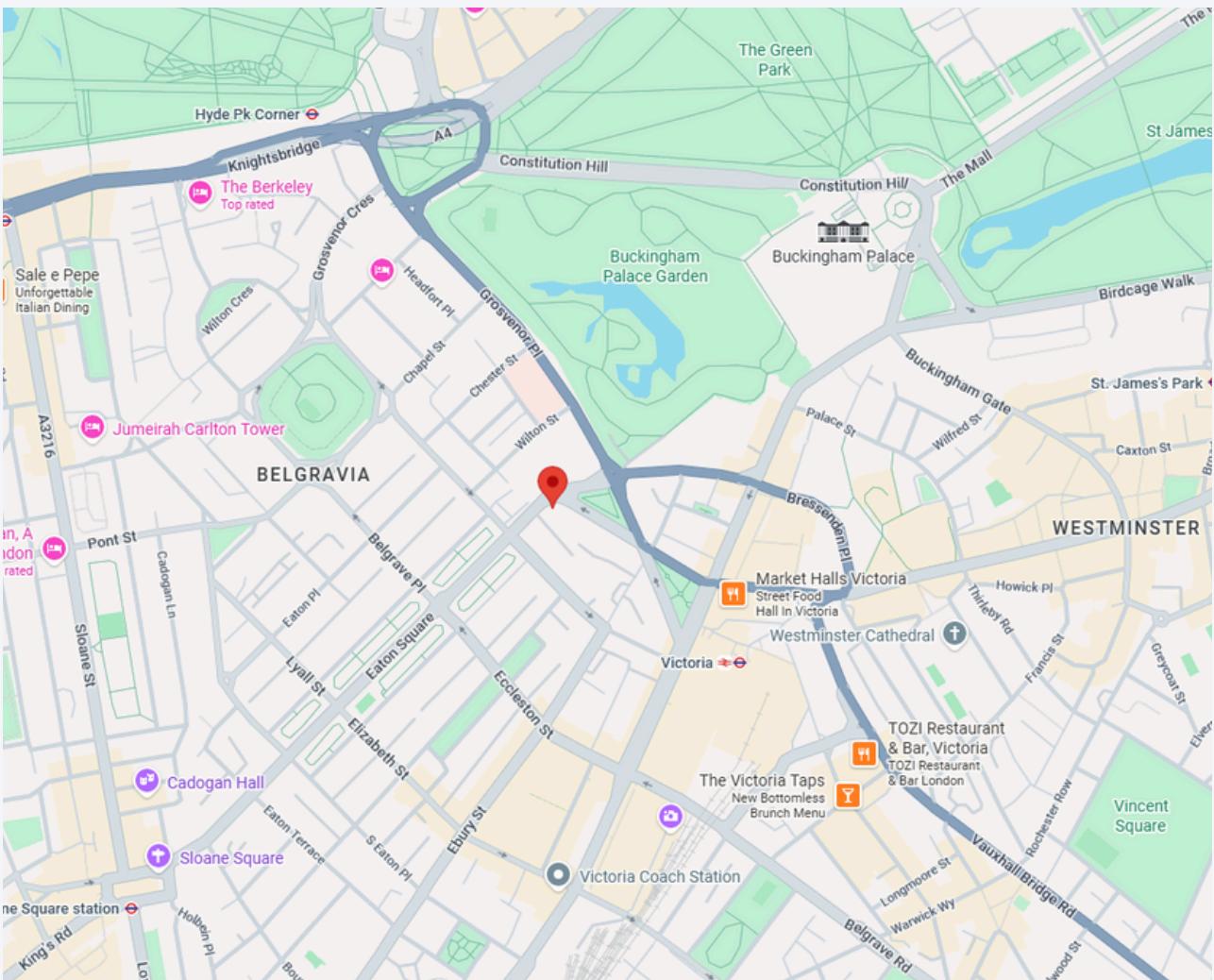
Executive Summary

- A prime refurbished townhouse office building
- Offered with vacant possession
- Office use throughout
- Approximately 4,011 sq ft (NIA) over lower ground to 4th floors
- Private roof terrace
- Recently redecorated and carpeted
- Showers and bike space installed
- 125 year lease from 27th March 2024 (approx. 123 years unexpired) at an initial ground rent of £25,000 per annum
- Price on application



Location

1 Hobart Place is located on the edge of Belgravia at the junction with Grosvenor Gardens. The extensive transport facilities of Victoria Station are approximately 5 walk away (Mainline, Gatwick Express, Victoria and District and Circle underground together with many bus routes). The building is close to the world-renowned Goring Hotel and the extensive shopping, café and restaurant facilities available within the Victoria area.





Description

The property is an attractive well laid out Grade II Listed former townhouse office building. It has been recently redecorated and carpeted, providing high quality offices with many of the original features retained.

The building is arranged on Lower ground, ground and 4 upper floors having the following net internal floor areas:

4th floor	402 sqft	37.35 sqm
3rd floor	587 sqft	54.53 sqm
2nd floor	682 sqft	63.36 sqm
1st floor	764 sqft	70.98 sqm
Ground	857 sqft	79.62 sqm
Lower Ground	719 sqft	66.80 sqm
Total	4,011 sqft	372.63 sqm







The door
will be
locked when

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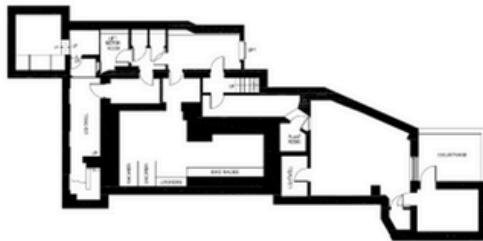


Amenities

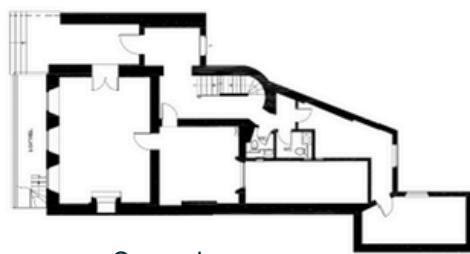
- Grade II period office building
- Central heating throughout
- Comfort cooling to some principal rooms
- Glass fronted passenger lift
- Private roof terrace
- Shower facilities and bike storage.
- Kitchens



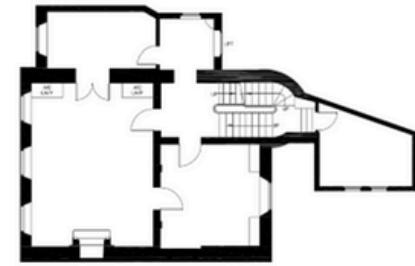
Floor Plans



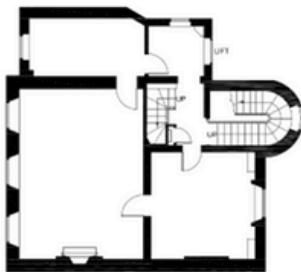
Lower Ground



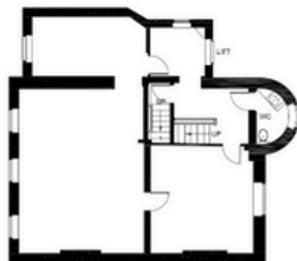
Ground



First Floor



Second Floor



Third Floor



Fourth Floor

Further Information

Planning

The building is Grade II Listed and is located within the Belgravia Conservation area.

User

The permitted use is for Business or Professional offices (but not governmental or diplomatic offices).

Rateable Value

The Rateable value as of 1st April 2026 is £155,000.

Tenure

The property is held on a 125 year lease from Grosvenor commencing 27th March 2024 having approx. 123 years unexpired. The ground rent is currently £25,000 per annum exclusive reviewable every 5 years to 10% of rent received or the open market rental value if owner occupied. The next review is March 2029.

Price

Price upon application.

VAT

The building is elected for VAT purposes.

Anti Money Laundering

The purchaser will be required to provide necessary information to satisfy statutory Anti Money Laundering requirements.

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