



4A

4A Eccleston Street

CLASS E OPPORTUNITY



GROSVENOR

Eccleston Street



Eccleston Street connects the thriving yet quaint urban village of Belgravia to the bustling commuter hub of Victoria Station. **4A Eccleston Street** presents an exciting opportunity to join an array of independent retailers, amenities, restaurants and cafes on a beautiful thoroughfare that serves a diverse community of residents, visitors and workers from the surrounding area.

Eccleston Street is within two minutes' walk to Victoria station with its excellent transports links to London's underground network via the Victoria, Circle and District Lines. Victoria Main Line provides access to Gatwick Airport, the south and south east of the country.

The subject property benefits from a prominent return frontage and is located close to the junctions of Buckingham Palace Road and Eccleston Place.

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

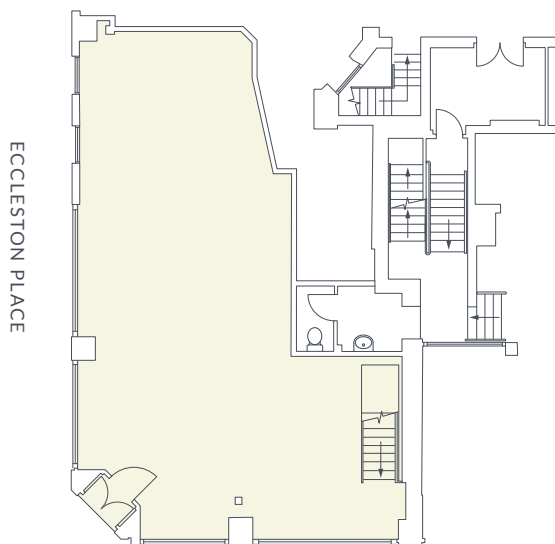
Grosvenor has committed to ambitious sustainability targets, including achieving net zero carbon operational emissions across all directly-managed buildings globally by 2030. We work with like-minded partners through collaboration, innovation and supportive networks.

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.

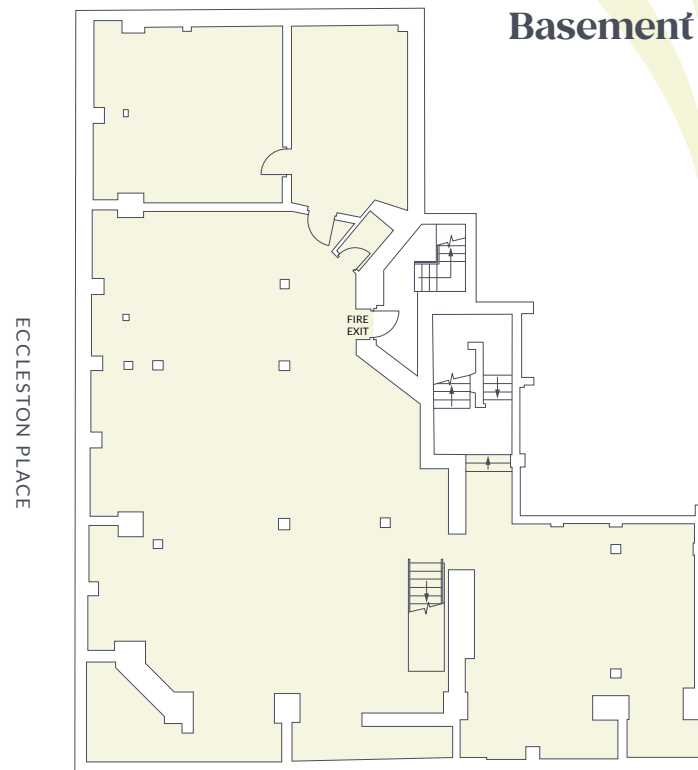


Ground floor



ECCLESTON STREET

Basement



ECCLESTON STREET



Areas (NIA)

Ground floor	1,119 sq ft	104 sq m
Basement	2,624 sq ft	244 sq m
Total	3,743 sq ft	348 sq m

Rent

Price upon application

Service Charge and Insurance (2025 Estimate)

£9,000 + vat per annum

Estate Charge

£5,614.50 (£1.50 per sq.ft)

Business Rates

Rateable Value (2023): £97,000

UBR (2025/26): 0.555

Parties are advised to make their own enquirers 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.

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Belgravia Village

LONDON

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