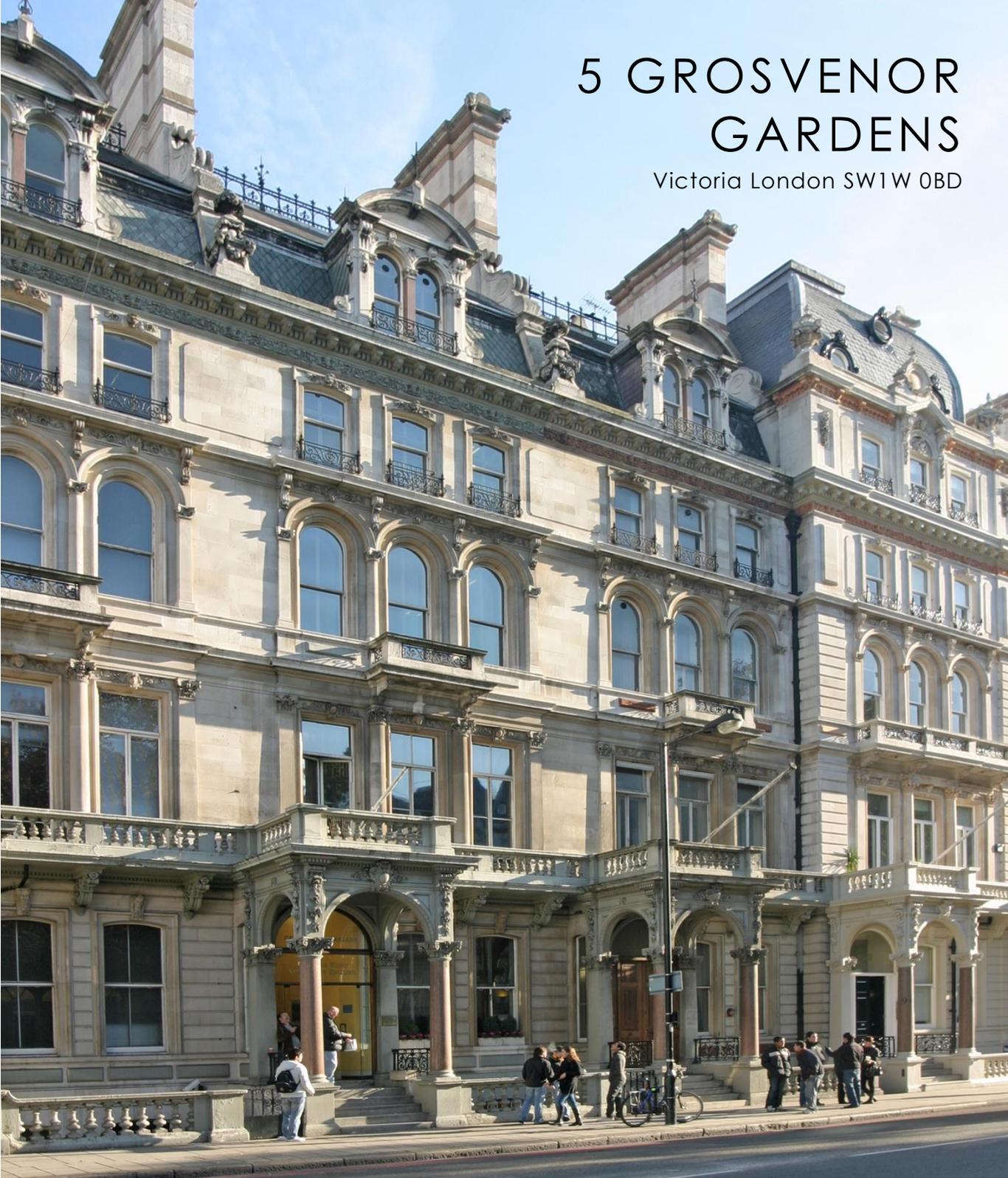


5 GROSVENOR GARDENS

Victoria London SW1W 0BD



A rare opportunity to acquire a prestigious self-contained building with D1 educational consent.

7,000 sq ft (657 sq m)





DESCRIPTION

This impressive self-contained office building currently has the benefit of D1 Educational use.

SALE

The property is held on long leasehold interest with 30 years remaining subject to a ground rent payable. Full terms and price on request.

LEASE

£375,000 per annum exclusive.

A new lease is to be granted for a term to be agreed.

VAT is not applicable

SERVICE CHARGE

As the building is self-contained with no shared services there is currently no service charge applicable. The tenant will be responsible for running their own services and maintenance.

RATES

The building has a Rateable Value of £167,000. Current rates payable are approximately £89,512 for the 2020/21 year.

LOCATION

The property is located to the east of Belgravia, just south of Buckingham Palace Gardens. The period building offers a prime location with easy access to the extensive transport links in Victoria.

Grosvenor Gardens has become a very popular and prestigious location for many occupiers, the location between Victoria and Belgravia offers organisations and businesses the exclusivity of Belgravia combined with the ever increasing and extensive amenities of central Victoria.

FOR FURTHER INFORMATION PLEASE CONTACT SOLE AGENT



Simon Kibble skibble@frostmeadowcroft.com

Celia Gore cgore@frostmeadowcroft.com

020 8748 1200

www.frostmeadowcroft.com

ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Vault Stores	246	22.8
Lower Ground	1,267	117.7
Ground Front	1,290	119.8
Ground Rear	562	52.2
First Floor	1,104	102.5
Second Floor	1,090	101.2
Third Floor	827	76.8
Fourth Floor	635	58.9
TOTAL	7,021	652.2

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT (Brochure date March 2020)