THE BEST **PLACE**
THE ONLY **PLACE**

21

IRON TRADES HOUSE
GROSVENOR PLACE
LONDON SW1X 7HN

THE **PLACE** TO WORK

LONIC
020 7486 0900
LONDON & NEW YORK

6,975 SQ. FT OF FANTASTIC FULLY FITTED OFFICES
TO LET IN THE HEART OF VICTORIA/BELGRAVIA

Virtual Tour

LOCATION

Located in the heart of Victoria/Belgravia, on the corner of Chester Street. This is one of the most beautiful areas in London. Hyde Park, Green Park, St James Park and the Gardens of Buckingham Palace are literally on your doorstep. Victoria (Mainline and Underground) and Hyde Park (Underground) stations are located within a 5 minute walk as are all the fantastic new bars and restaurants on Victoria Street.

ACCOMMODATION

Iron Trades House is a stunning 1930's art deco style building. The ground floor comprises 6,975 sq. ft of fully fitted, Grade A offices refurbished to an exceptionally high standard.

6,975 SQ. FT

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LEASE

By way of an assignment of the existing lease ending on 15 August 2023, or alternatively a new lease is available direct from the Freeholder.

RENT

£449,488 per annum / £64.00 per sq. ft.

FLOOR PLAN

APPROXIMATE COSTS

Floor Area
6,975 sq. ft

Rent
£449,488 / £64.00 per sq. ft.
Business Rates
£145,768 / £21.00 per sq. ft.
Service Charge
£104,802 / £15.00 per sq. ft.

Total
£700,058 per annum /
£58,338 per calendar month

AMENITIES

	Stunning circa 4m floor to ceiling height
	Fully fitted to provide 4 meeting rooms, 2 kitchens, breakout area, 4 private offices, comms room & self contained WCs
	Communal outside patio area
	Raised floors
	Brand new A/C system
	Receptionist
	Exceptional natural light
	Shower facilities in the building
	Parking (by separate arrangement)
	Bike racks

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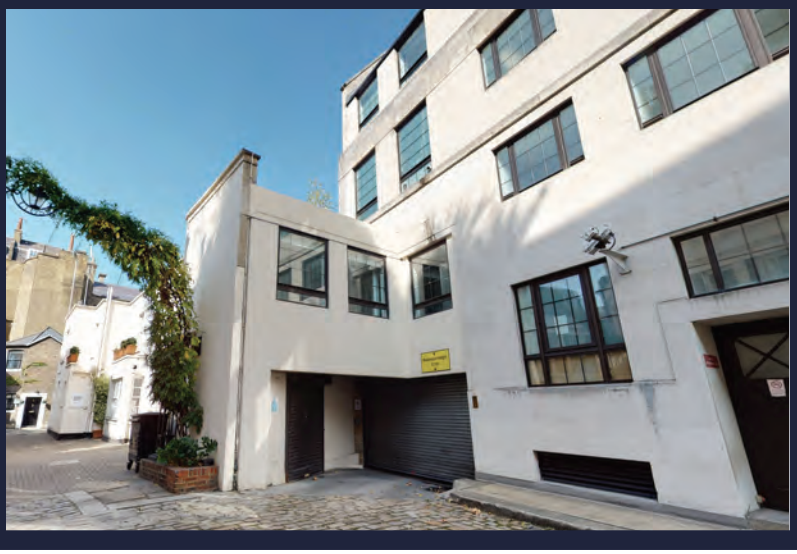

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Viewings strictly by appointment through sole agents:

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