

\*New Instruction\*

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## 13 Grosvenor Place, London, SW1



**ENTIRE BUILDING**  
9,054 sq ft \*  
(840.2 sq m)\*

**CHARTERED SURVEYORS**  
**COMMERCIAL PROPERTY ADVISORS**

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

**Location:** The building is located on the west side of Grosvenor Place, between Chapel Street and Halkin Street. Access to Heathrow and Gatwick airports and across central London is excellent with Hyde Park underground station (Piccadilly Line) located close by. Victoria underground and mainline station, with the Gatwick Express, is also within easy walking distance and the area is very well served by a constant flow of taxis and buses. The building is surrounded by high quality local amenities including Ottolenghi, Waitrose, Pret A Manger and Starbucks. The world-class Lanesborough Hotel is nearby and Harrods, Harvey Nichols and the international designer stores of Motcomb Street, Sloane Street and Brompton Cross are a few minute's walk away.

**Accommodation:** The available accommodation comprises the entire building which is arranged as follows:

<b>Floor</b>	<b>Sq ft</b>	<b>Sq M</b>
4 <sup>th</sup>	1,324	123
3 <sup>rd</sup>	1,245	115.7
2 <sup>nd</sup>	1,321	122.7
1 <sup>st</sup>	1,568	145.7
Ground	1,285	119.4
Basement	2,311	214.7
<b>Total</b>	<b>9,054*</b>	<b>841.2*</b>

**Amenities:** Period Features  
Passenger Lift  
Central Heating  
Comfort Cooling to part  
Good Floor to Ceiling Height  
Excellent Natural Light

**Terms:** An underlease is available for the entire building expiring March 2013. The lease is to be held on a 'contracted out' basis.

**Rent:** £25.00 per sq ft per annum exclusive.

**Rates:** Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2011/12 to be approximately £13.88 per sq ft per annum. Interested parties are advised to make their own enquiries.

**Possession:** On completion of legal formalities.

**Viewing:** Strictly through sole agent

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Subject Contract

\* All measurements are subject to onsite verification