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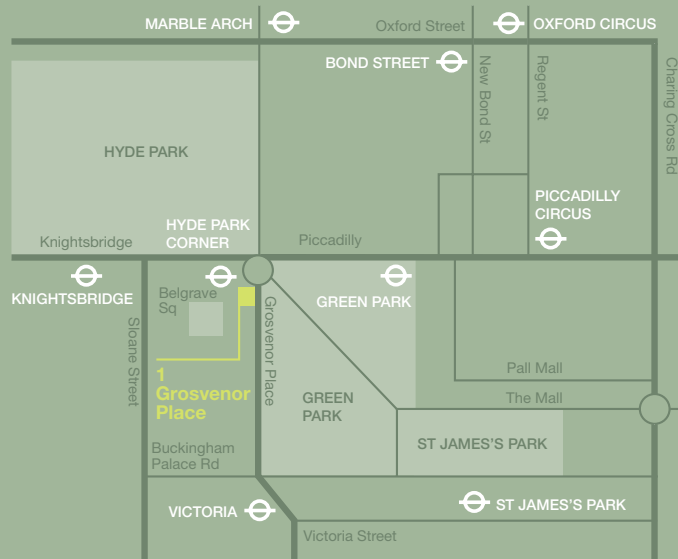
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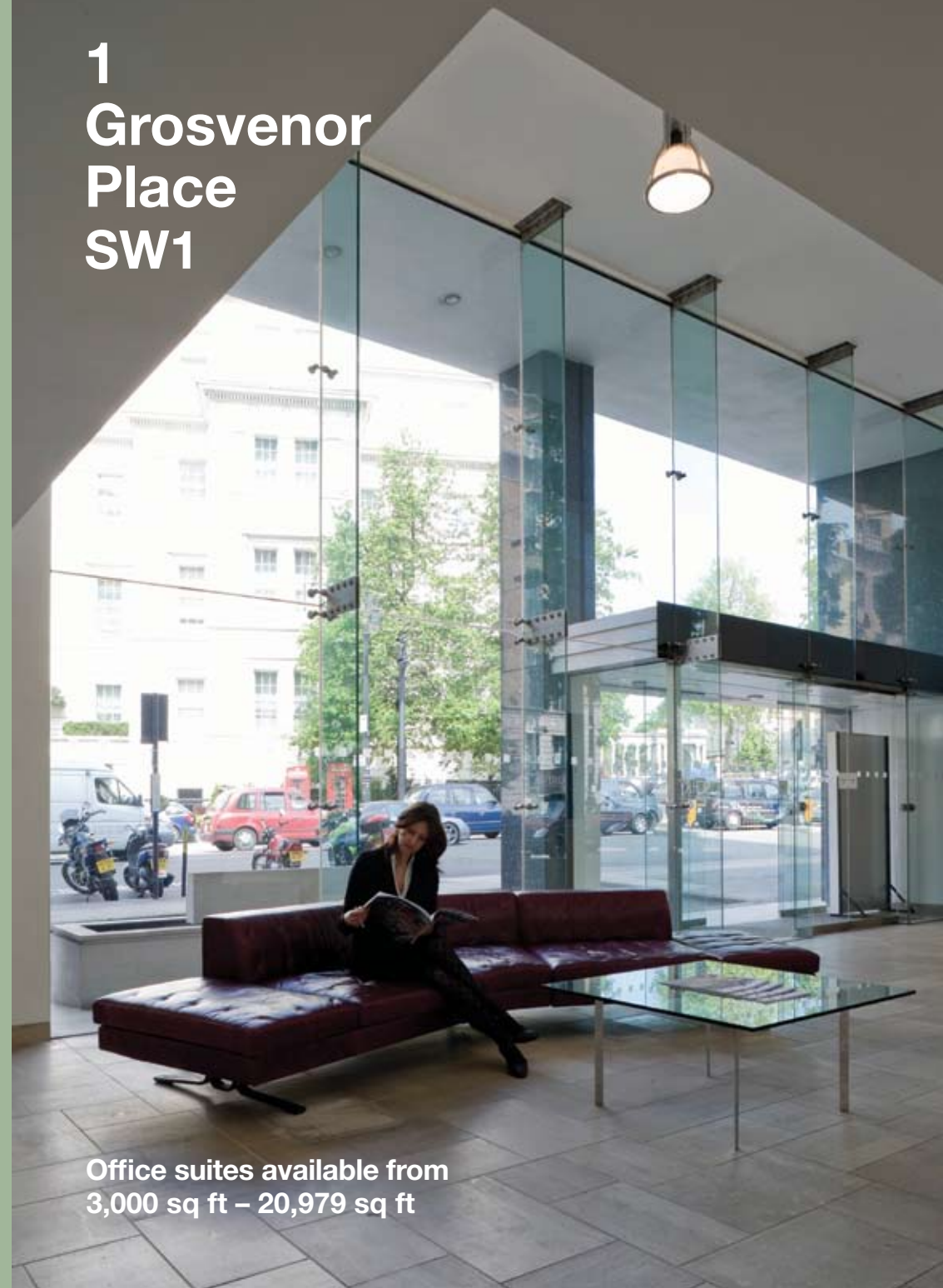
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1 Grosvenor Place SW1



**DERWENT
LONDON**

investing in Belgravia

Office suites available from
3,000 sq ft – 20,979 sq ft

1 Grosvenor Place SW1



Location

Overlooking Hyde Park and Buckingham Palace Gardens, 1 Grosvenor Place offers an exclusive address with outstanding views. The building is situated at the junction of Grosvenor Crescent and is within a moments walk of Hyde Park Corner Underground Station (Piccadilly Line) providing fast access to Heathrow. Green Park Underground and Victoria Underground and Mainline stations are also within walking distance providing access to the City and West End.

Accommodation

The available accommodation, which is accessed via an impressive, high quality reception area with entrances on both Grosvenor Place and Grosvenor Crescent, is arranged as follows:

3rd floor	3,000 – 8,810 sq ft	(279 – 818 sq m)*
2nd floor	3,000 – 8,755 sq ft	(279 – 813 sq m)*
Ground floor	3,414 sq ft	(317 sq m)*
Total	20,979 sq ft	(1,948 sq m)

Key features

- Newly refurbished
- Impressive ground floor reception, staffed 24/7
- Comfort cooling
- 3 x 16 person passenger lifts
- Excellent natural light and views
- Metal tiled suspended ceilings
- Perimeter trunking with cable management system in-situ
- Ample car parking available by way of separate licence
- No reinstatement liability where the landlord exercises a break option

* Subject to measurement.