

On the instructions of Derwent London Plc

**4 GROSVENOR PLACE  
LONDON, SW1**

**AIR CONDITIONED OFFICES WITH CAR PARKING  
TO LET**



**1,315 – 26,022 SQ FT  
(122.16 – 2,417.44 SQ M)**

**LOCATION**

The building is situated at the junction with Halkin Street and is within a moment's walk of Hyde Park Corner Underground Station (Piccadilly Line) providing fast access to the Heathrow. Green Park and Victoria Underground and Mainline stations are also within walking distance.

**ACCOMMODATION**

The available accommodation, which is approached via a high quality staffed reception, is arranged as follows:-

Floor	Size (sq ft)	Size (sq m)	Availability
5 <sup>th</sup> West	5,351	497.11	Available and Fully Fitted
3 <sup>rd</sup> West	7,555	701.86	U/O
2 <sup>nd</sup> West	c.7,500	c.696.75	Sept 2010
Ground East	1,315	122.16	June 2010
Lower Ground	4,302	399.66	Sept 2010
<b>Total</b>	<b>26,023</b>	<b>2417.54</b>	

**AMENITIES**

- \* Impressive ground floor staffed reception area
- \* 3 automatic passenger lifts
- \* Excellent natural light
- \* CAT II lighting
- \* Metal tiled suspended ceilings
- \* Air conditioning
- \* Ample car parking available by way of separate licence
- \* On-site gym

**LEASE**

New 10 year leases are available, subject to a mutual break in June 2014 and a rolling Landlord only break until 2016, subject to 6 months prior written notice. All leases will be contracted outside the Landlord & Tenant Act 1954.

**RENT**

£42.50 psf exclusive.

**RATES**

The rates payable are estimated to be approximately £13.61 per sq ft per annum. Interested parties are advised to make their own enquiries

**SERVICE CHARGE**

Based on £9.94 per sq ft per annum, approximately.

**VIEWING**

Strictly by appointment through joint sole agents:-

**Knight Frank**

Tim Robinson  
DDI: 020 7861 1194  
Mob: 07836 264424

Tom Dailey  
DDI: 020 7861 5145  
Mob: 07760 277974

**Ashwell Rogers**

Ash Sharma  
DDI: 020 7758 3285  
Mob: 07721 001751

Ben Lewis  
DDI: 020 7758 3286  
Mob: 07966 233680

February 2010  
Subject to Contract