

On the instructions of Derwent London Plc

**4 GROSVENOR PLACE  
LONDON, SW1**

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



**1,315 – 15,101 SQ FT  
(122.16 – 1,402.88 SQ M)**

**[www.grosvenorplacesw1.com](http://www.grosvenorplacesw1.com)**

**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	Rent psf
8 <sup>th</sup> East	2,484	230.76	Sept 2010	TBC
7 <sup>th</sup> East	3,708	344.48	U/O	
5 <sup>th</sup> West	5,351	497.11	U/O	
3 <sup>rd</sup> West	7,555	701.86	U/O	
2 <sup>nd</sup> West	c.7,000	c.650.30	Sept 2010	£42.50
Ground East	1,315	122.16	June 2010	£42.50
Lower Ground	4,302	399.66	Sept 2010	TBC
<b>Total</b>	<b>28,007</b>	<b>2,601.85</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.

**RATES**

Rates payable from 1<sup>st</sup> April 2010 are estimated to be approximately £16.50 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

Richard Williams  
DDI: 020 7758 3289  
Mob: 07966 106833

March 2010  
Subject to Contract