

NEW  
INSTRUCTION

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**UNIVERSITY HOUSE  
11-13 LOWER GROSVENOR PLACE  
LONDON, SW1**



**1,147 SQ FT (106.56 SQ M)  
TO LET**

**CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS**

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

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 occupies a prominent location on the south side of Lower Grosvenor Place at the junction with Beeston Place. Victoria main line, underground (Victoria, District and Circle lines) and bus stations are close by together with the retail and restaurant amenities provided by the local area.

**DESCRIPTION:** The building has been extensively refurbished behind a retained period façade which provides bright, attractive offices available for immediate occupation.

5 <sup>th</sup> floor	219 sq ft	20.35 sq m
4 <sup>th</sup> floor	928 sq ft	86.21 sq m
<b>Total</b>	<b>1,147 sq ft</b>	<b>106.56 sq m</b>

**AMENITIES:** VRV Comfort Cooling                      Uplighters  
Underfloor Trunking                      Secondary Glazing  
Passenger Lift                      Video Entry Phone  
24 Hour Access                      Excellent Natural Light

**TERMS:** An assignment of the existing lease being for a term to expire on 10 June 2010 at a current rental of £41,000 per annum.

The lease is held within the Landlord and Tenant Act 1954 part II.

**Alternatively a new lease may be available from the free holder. Further details upon application.**

**RATES:** Based on information provided by the local authority we estimates rates payable for the 4<sup>th</sup> and 5<sup>th</sup> floors to be £10.71 per sq ft and £11.27 per sq ft respectively. Interested parties are advised to make their own enquiries.

**S/CHARGE:** We are advised that the service charge for the current year is approximately £7.50 per sq ft. Please note that the main reception is manned for part of the day.

**LEGAL COSTS:** Each party is to bear their own legal costs involved in the transaction.

**POSSESSION:** Immediate upon completion of legal formalities.

**VIEWING:** By appointment through sole agents:

**Richard Weller**  
**020 7529 5306**

**Richard Williams**  
**020 7529 5305**

August 2008