

33 Grosvenor Place, Belgravia, London, SW1



33 Grosvenor Place is a landmark building perfectly situated in the West End. A wide range of office and retail businesses are located on the doorstep in Victoria together with excellent fine dining in Belgravia.

Lease Terms: The accommodation is offered in its existing condition on new lease term(s) up to June 2016, outside the Landlord & Tenant Act 1954

Quoting Rent: Upon application plus VAT

Est. Business Rates: Offices at c. £26.00 per sq ft to £29.00 per sq ft and c. £1,680 per car space^{*1}

Est. Service Charge: Circa £12.00 per sq ft

Lease	Pt G (SE)	Pt LG (SW)	Pt 1 (S)	Pt G (SW)	Pt G (NE)
Floor Area (sq ft)	5,708	8,029	14,483	5,335	5,585
Office Rent (Rent passing £/psf)	371,020 (65.00)	272,986 (34.00)	615,528 (42.50)	239,279 (44.85)	247,136 (44.25)
Building Service Charge	68,234	96,380	174,422	63,116	67,167
Business Rates	169,290	161,595	405,270	151,335	148,770
Total	608,544	530,961	1,195,220	453,730	463,073

There are 4 cars spaces in total. Two spaces are included in the rent passing under the lease on the Pt G(SE) floor; the other two spaces are held under two separate licences at an annual fee of £3,500 and £4,000 respectively.

CONTACT

For further information please contact **Nick McCalmont-Woods**

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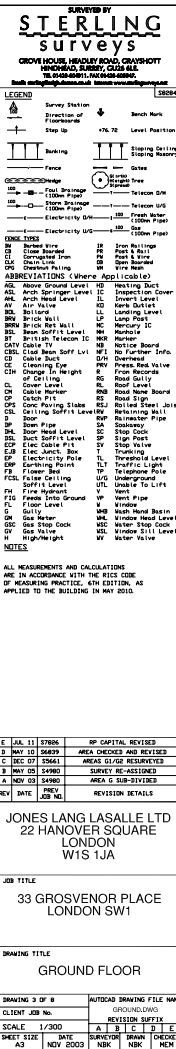
^{*1} Prospective tenants should satisfy themselves as to the likely business rates payable by contacting the relevant local rating authority

November 2015

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact, but may satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT.

120 Pall Mall
London SW1 5EA

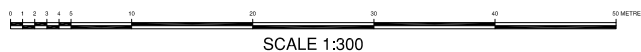
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Ground Floor Lease Legend	
Orange Lease (SW)	5,335 sq ft
Yellow Lease (SE)	5,708 sq ft
Gold Lease (NE)	5,585 sq ft

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First Floor Lease Legend	
Orange Lease (S)	14,483 sq ft

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