



GROSVENOR

Holbein Gardens

Launching
March 2026

BELGRAVIA
LONDON
SW1W 8NR



Setting a new benchmark *for managed workspaces*

Just moments from Sloane Square, Holbein Gardens offers a total of 26,500 sq ft of fully fitted, design-led workspace across six beautifully crafted floors.

Holbein Gardens features flexible office floorplates from 1,550 sq ft to 4,700 sq ft, along with a stunning rooftop garden.



Key features

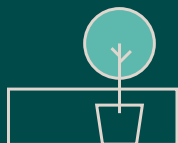
With an exceptional rooftop garden, sustainable design and hospitality-led management, it sets an unprecedented standard for premium managed offices in Belgravia.



c. 1,550 to
4,700 sq ft
per office



Concierge
services



Rooftop terrace with
panoramic views



Events space +
flexible boardroom

Holbein
Gardens



A rooftop haven with sweeping city views



Availability

Holbein Gardens offers a total net lettable area of 23,073 sq ft of fully-fitted workspace across six floors.

Each of the six offices is designed to be adaptable to your business’ needs with flexibility to add additional meeting rooms or private offices.

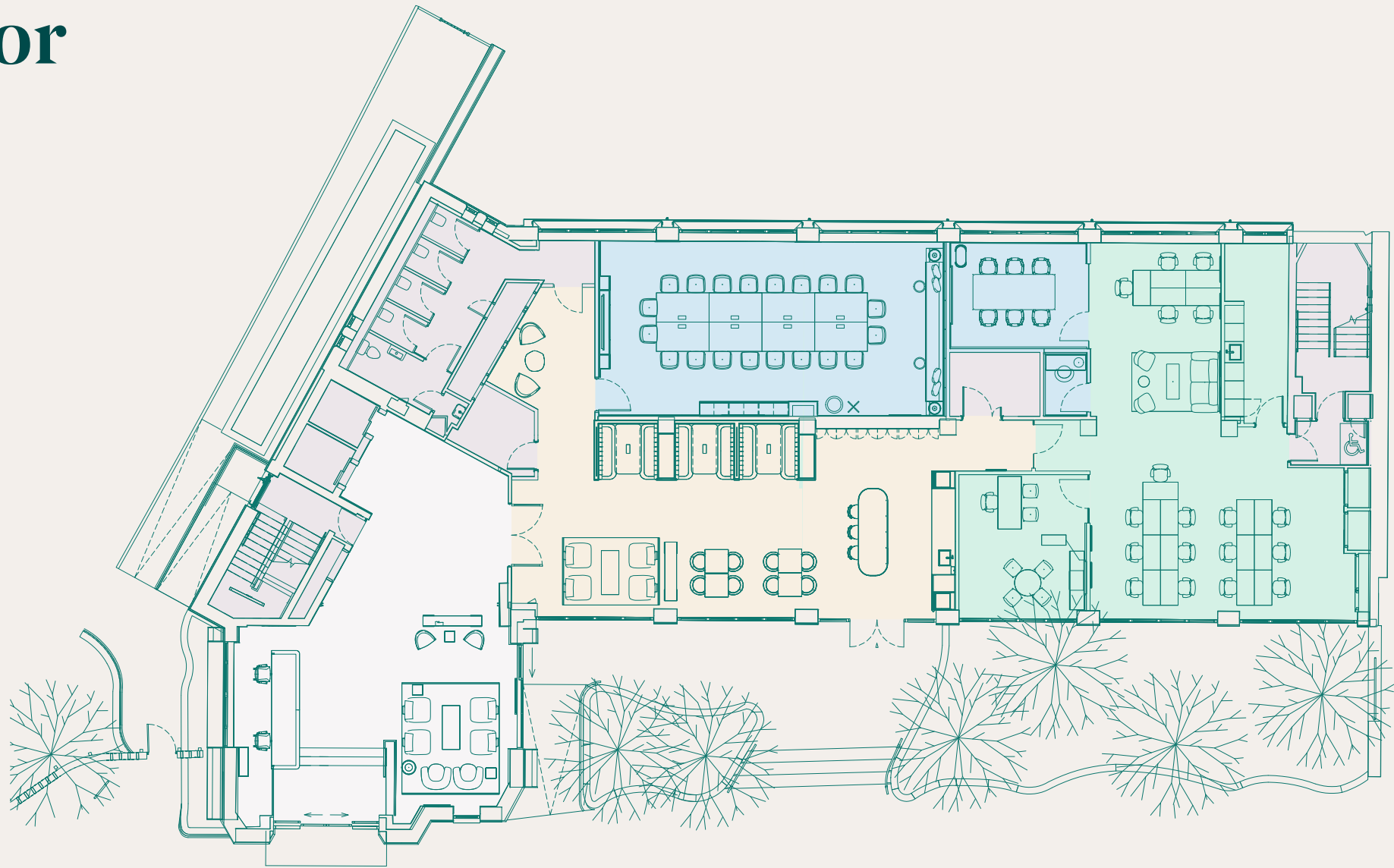
LEVEL	SQ FT	DESKS
Ground floor	1,550	18-22 desks
First floor	4,021	Up to 48 desks
Second floor	4,686	Up to 48 desks
Third floor	4,703	Up to 48 desks
Fourth floor	4,683	Up to 48 desks
Fifth floor	3,430	Up to 40 desks



Ground Floor

1,550 sq ft

○ Workspaces	
Private offices	1
Workstations	18-22
Adaptable office setup	
○ Meeting rooms	
6-person meeting room	1
A shared bookable meeting room that can be configured as a 20-person boardroom or a 40-person theatre-style setup	
○ Social space	
Tea point	
Printer zone	
Open-plan events space with bar, tea point and café-style seating	

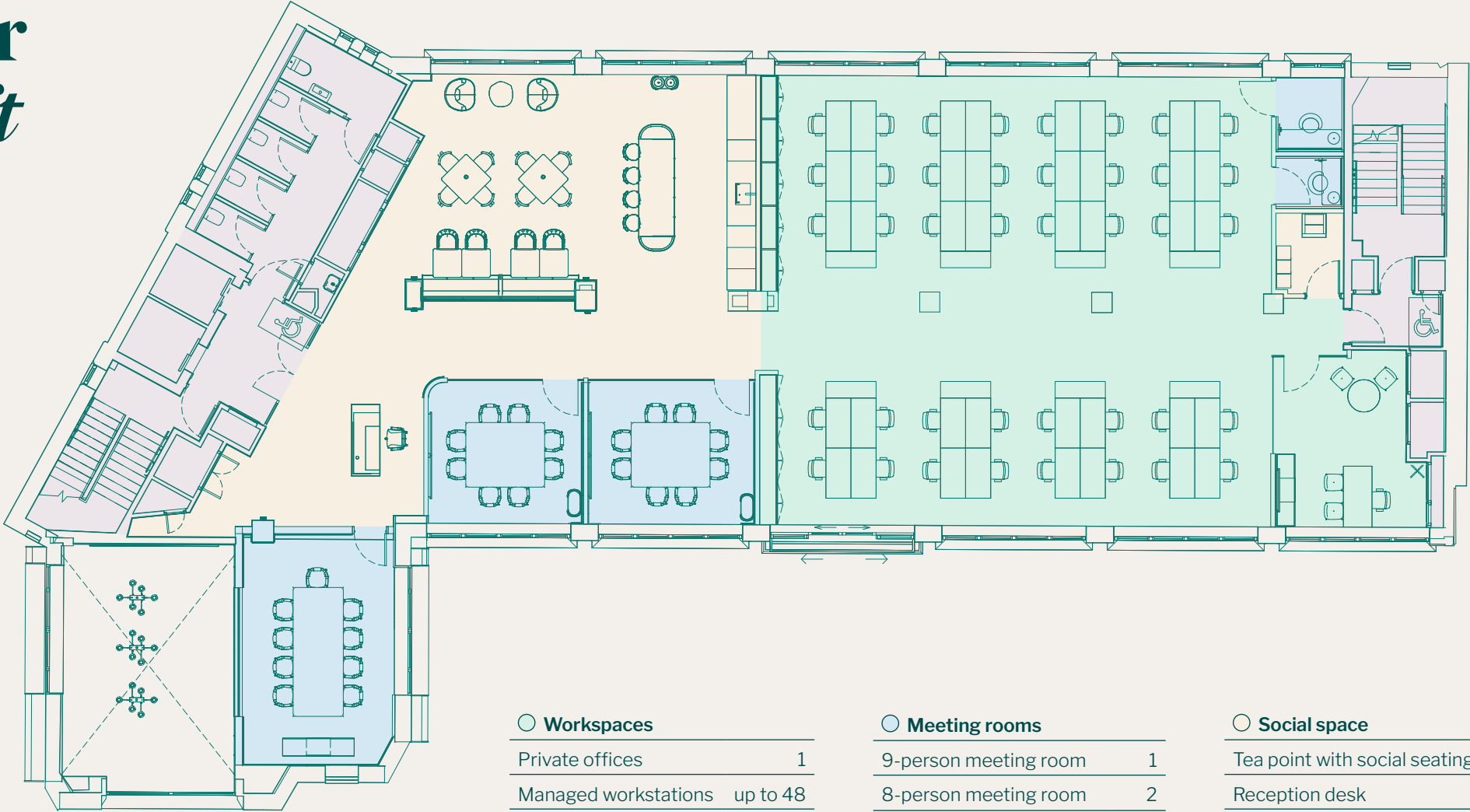


○ Core and common areas

Floor plan not to scale.
For indicative purposes only.

First floor

4,021 sq ft



Workspaces	
Private offices	1
Managed workstations	up to 48
Potential for an additional private office or meeting room after the initial fit-out.	

Meeting rooms	
9-person meeting room	1
8-person meeting room	2
Phone booths	2

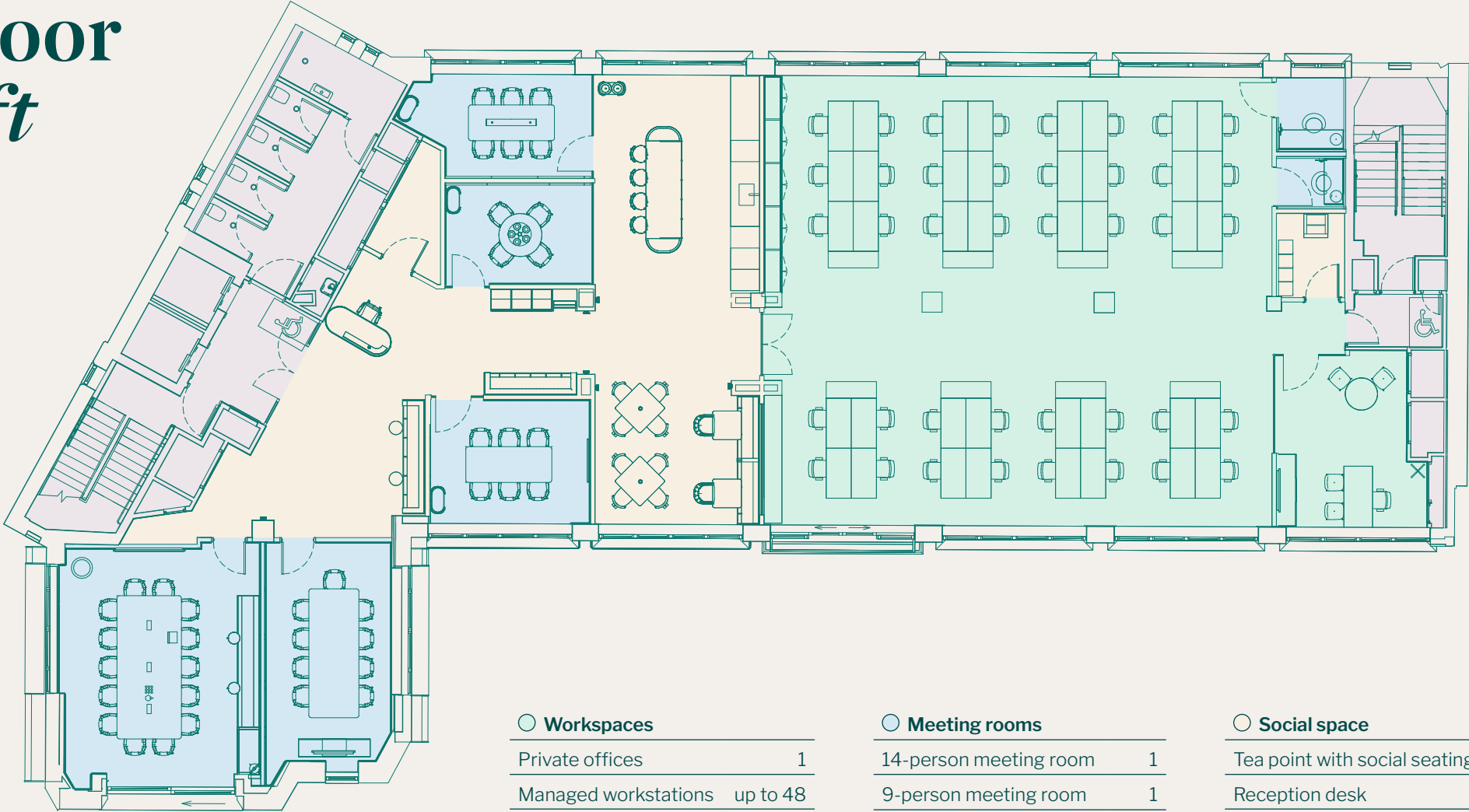
Social space	
Tea point with social seating	
Reception desk	
Printer zone	
Coat, locker and storage areas	

Core and common areas

Floor plan not to scale.
For indicative purposes only.

Second floor

4,686 sq ft



Workspaces	
Private offices	1
Managed workstations	up to 48
Potential for an additional private office or meeting room after the initial fit-out.	

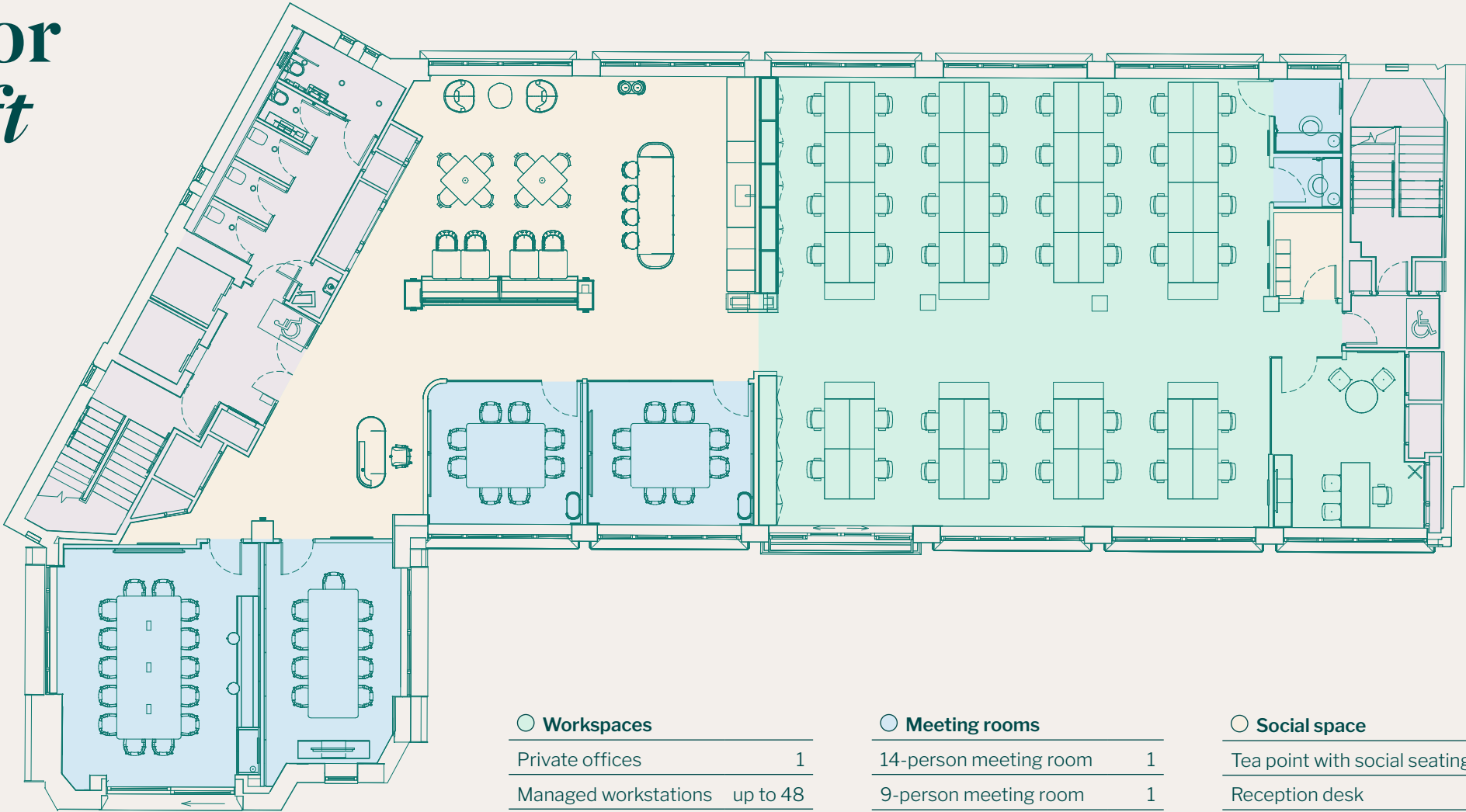
Meeting rooms	
14-person meeting room	1
9-person meeting room	1
6-person meeting room	2
4-person meeting room	1
Phone booths	2

Social space	
Tea point with social seating	
Reception desk	
Printer zone	
Coat, locker and storage areas	
Core and common areas	

Floor plan not to scale.
For indicative purposes only.

Third floor

4,703 sq ft



Workspaces	
Private offices	1
Managed workstations	up to 48
Potential for an additional private office or meeting room after the initial fit-out.	

Meeting rooms	
14-person meeting room	1
9-person meeting room	1
8-person meeting room	2
Phone booth	2

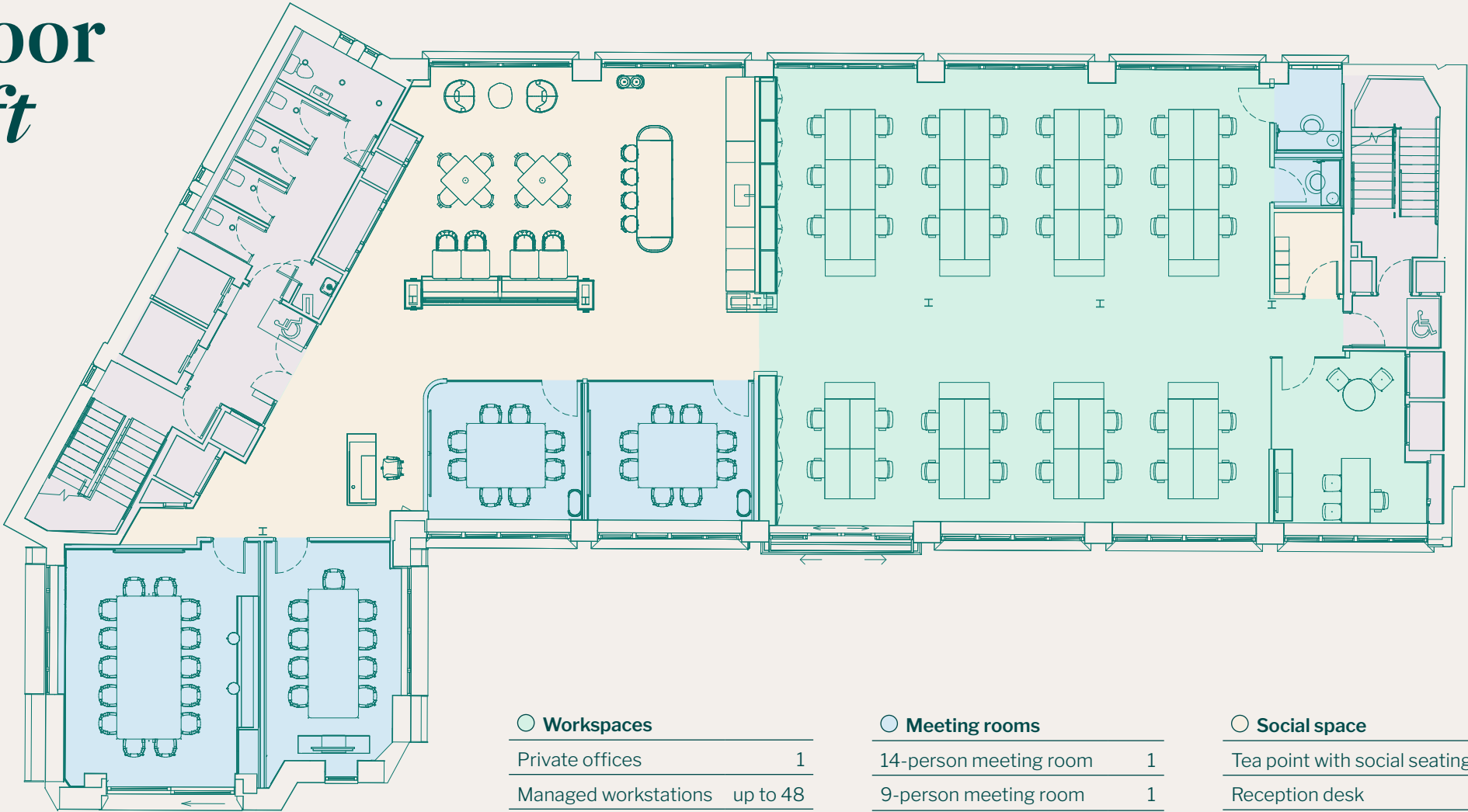
Social space	
Tea point with social seating	
Reception desk	
Printer zone	
Coat, locker and storage areas	

Core and common areas

Floor plan not to scale.
For indicative purposes only.

Fourth floor

4,683 sq ft



Workspaces	
Private offices	1
Managed workstations	up to 48
Potential for an additional private office or meeting room after the initial fit-out.	

Meeting rooms	
14-person meeting room	1
9-person meeting room	1
8-person meeting room	2
Phone booth	2

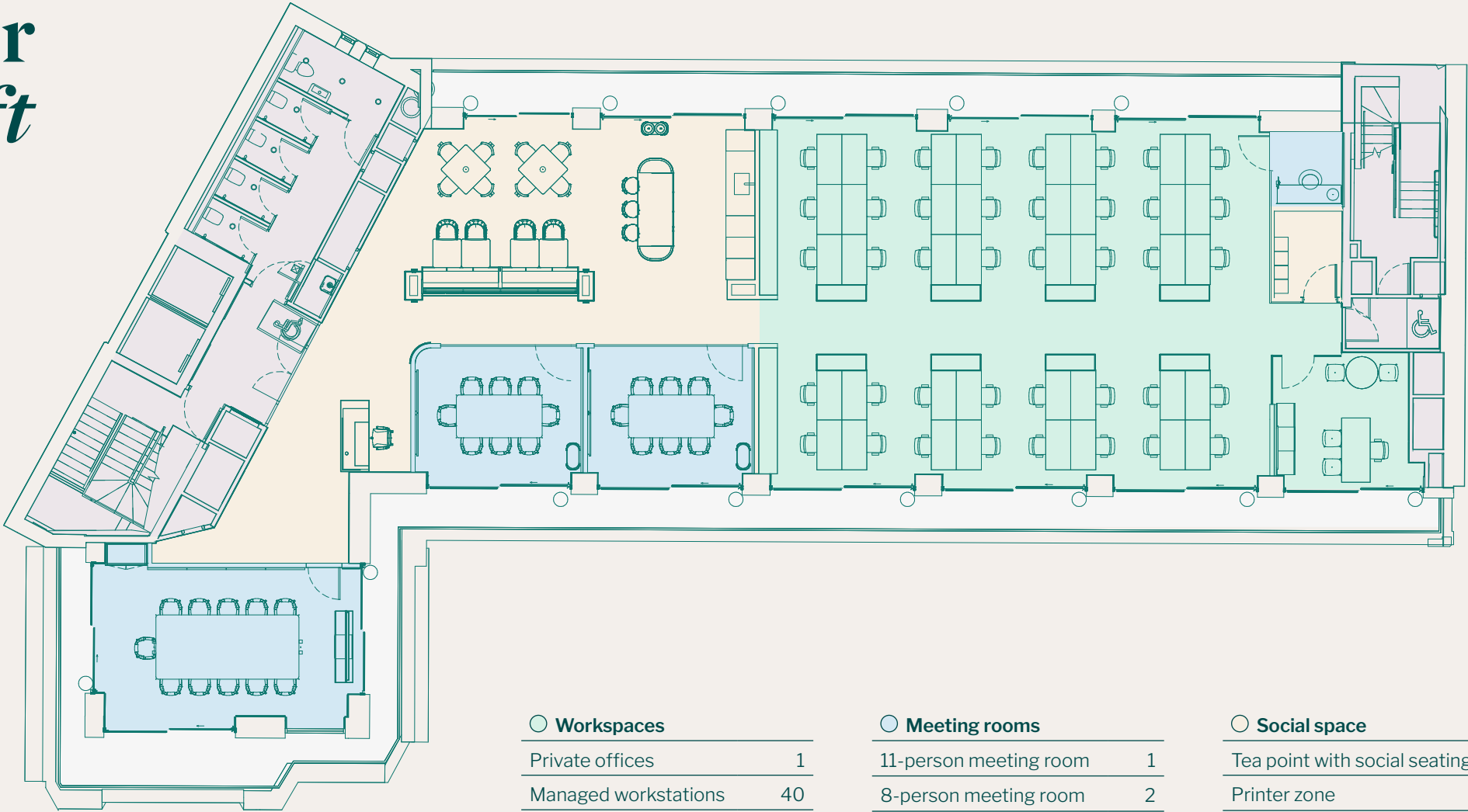
Social space	
Tea point with social seating	
Reception desk	
Printer zone	
Coat, locker and storage areas	

Core and common areas

Floor plan not to scale.
For indicative purposes only.

Fifth floor

3,430 sq ft



Workspaces

Private offices	1
Managed workstations	40
Potential for an additional private office after the initial fit-out.	

Meeting rooms

11-person meeting room	1
8-person meeting room	2
Phone booth	1

Social space

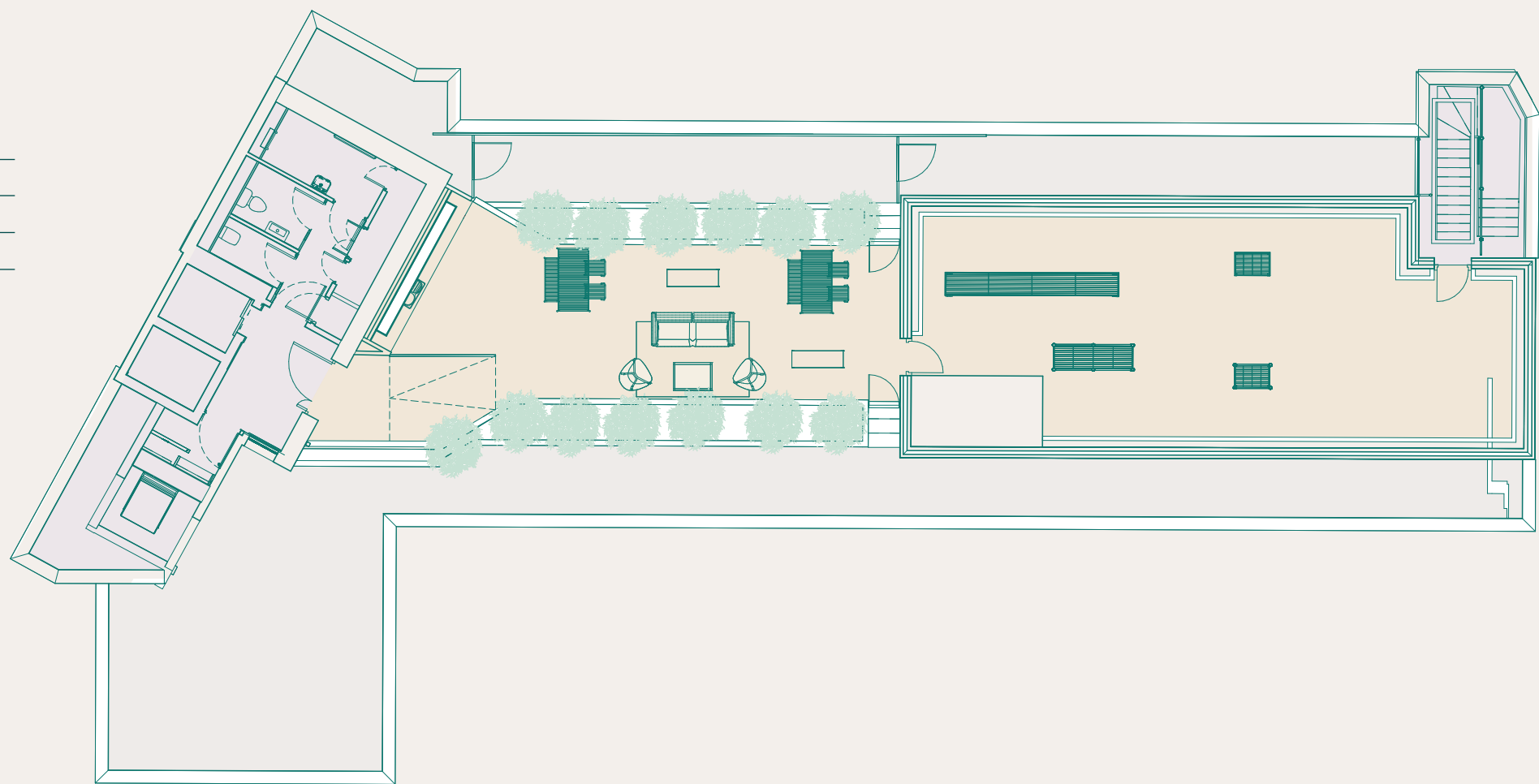
Tea point with social seating
Printer zone
Coat, locker and storage areas
Reception desk

Core and common areas

Floor plan not to scale.
For indicative purposes only.

Roof terrace

- Social space
- Outdoor tea point
- Decked seating area
- Planted garden space



- Core and common areas

Floor plan not to scale.
For indicative purposes only.

Managed by Grosvenor

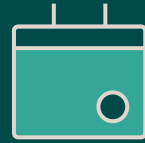
Holbein Gardens is part of Grosvenor's Flex portfolio, a collection of thoughtfully designed, fully-managed workspaces in some of London's most iconic locations. As a managed building, everything is taken care of - from repairs and maintenance to cleaning and refreshments - making your experience hassle-free.



All-inclusive pricing
with no hidden costs



Complimentary and
exclusive access to
Grosvenor's shared
meeting rooms and
event spaces across
Mayfair and Belgravia



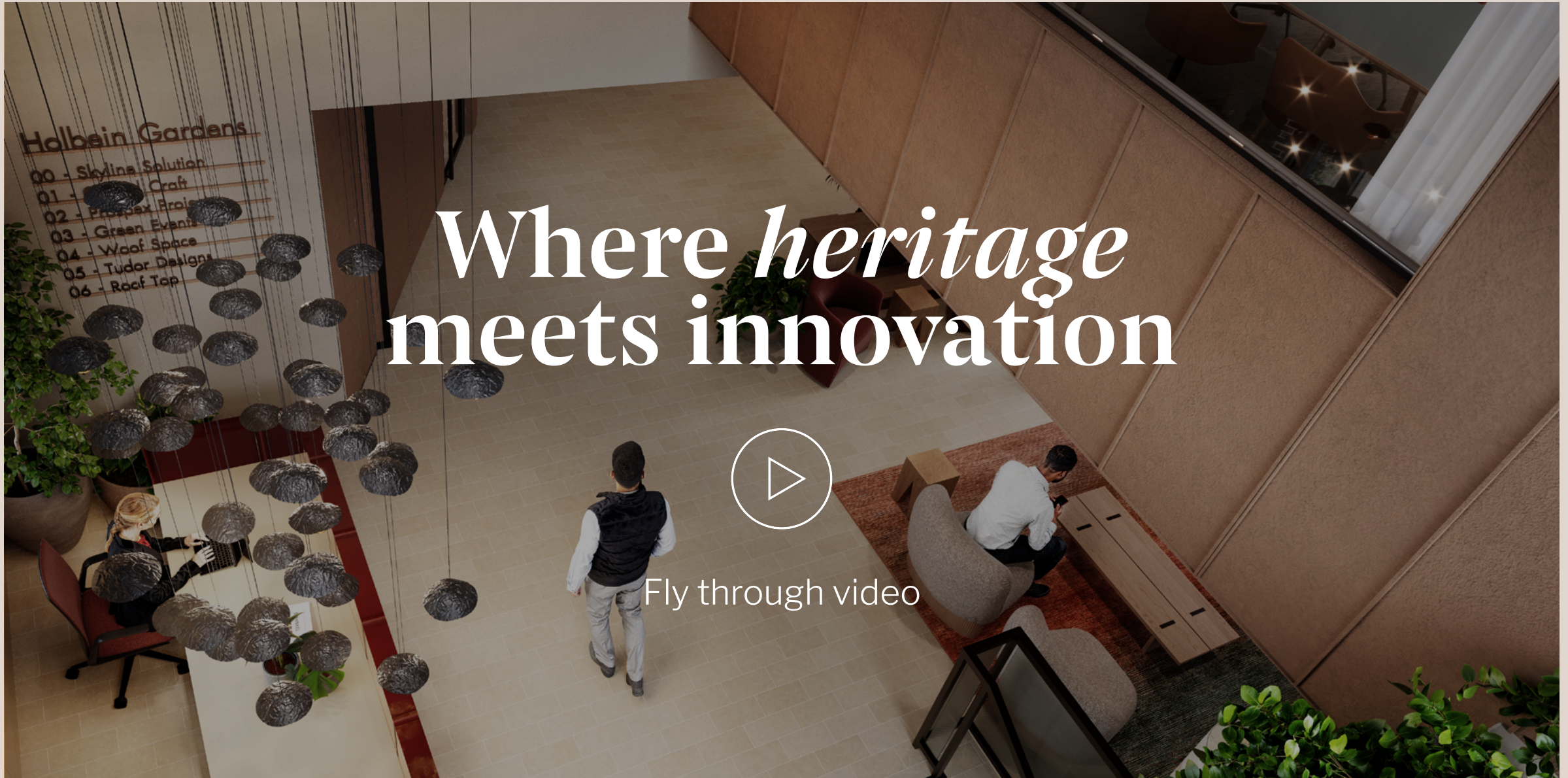
Curated work events,
from thought-
leadership talks to
wellness workshops



Exclusive member
privileges, including
discounts across
Grosvenor's retail,
dining and leisure
partners



Digital connectivity,
including high-speed
Wi-Fi, secure networks,
AV-equipped meeting
rooms, and full support
for hybrid working



An unrivalled location

Perfectly positioned just moments from Sloane Square, Holbein Gardens is surrounded by elegant period architecture and a thriving cultural scene. The building offers direct access to boutique shopping, renowned restaurants, wellness destinations and excellent transport connections.



Sloane Square

02
mins walk



Victoria

12
mins walk



Knightsbridge

13
mins walk



Holbein
Gardens



Local amenities

Coffee & lunch on-the-go

1. Blank Street Coffee
2. Parker London
3. Hagen Espresso Bar
4. Tomtom Coffee House
5. The Black Penny
6. Buns from Home
7. Party at Pavilion
8. Black Sheep
9. Kat Coffee
10. Green Café

Restaurants & bars

1. Sloane Place
2. Botanist
3. Wildflowers
4. Atis
5. The Jones Family Kitchen
6. The Buttery
7. Wild by Tart
8. Granger & Co
9. Rose & Crown
10. The Fox & Hounds

Gyms & leisure

1. KXU
2. Vita Boutique Fitness
3. White Room Fitness
4. Cadogan Hall
5. Saatchi Gallery
6. The Royal Court Theatre
7. Flight Club
8. Jab Boxing Club
9. Barry's
10. LondonCryo

Sustainability

Holbein Gardens is designed to meet the highest standards of environmental performance, setting a new benchmark for sustainable workspaces in London.

Key credentials:

BREEAM Outstanding
EPC A rating
Net zero carbon in operation and construction
All-electric heating and cooling powered by 100% renewable energy
Low-carbon construction methods and materials

Design features:

Green walls to enhance internal air quality
Optimised glazing to maximise natural light and reduce energy use
Blue roof system to retain rainwater and reduce surface water discharge



Why Grosvenor?

For nearly 350 years, Grosvenor has shaped places through innovation and purposeful investment, creating offices and spaces that reflect shared values and deliver lasting impact for communities and future generations.

More than property

We believe great places are defined by more than just buildings, which is why we invest in the character, amenities and people that bring our neighbourhoods to life.

Sustainability at our core

We're proud to lead the way in sustainability by setting ambitious environmental goals and ensuring every decision creates positive outcomes for people and the planet.

**Holbein
Gardens**

Exceptional locations

Grosvenor properties are found in some of London's most iconic areas, including Mayfair and Belgravia, as well as key regional cities.

A partnership approach

We see our occupiers as partners, offering a personal, service-led approach tailored to your needs - from opening a café to moving into a new home.



Get in touch

Grosvenor

Hussain Khan

T: 07880 344 609

E: sales@flexbygrosvenor.com

Hannah Woodhouse

T: 07554 272 193

E: sales@flexbygrosvenor.com

Knight Frank

Steve Lydon

T: 07814 294 333

E: Steve.Lydon@knightfrank.com

Oliver Watkins

T: 07976 577 325

E: Oliver.Watkins@knightfrank.com

For further property specific information
and additional listings, please visit
[ByGrosvenor.com](https://www.bygrosvenor.com).

This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Produced July 2025.