



GROSVENOR

Holbein Gardens

BELGRAVIA
LONDON
SW1W 8NR



Setting a new benchmark for *fitted and 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 1,500 sq ft to 4,700 sq ft, along with a stunning rooftop garden.

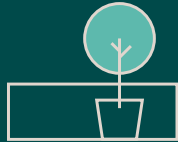


Key features

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



c. 1,500 to
4,700 sq ft
per office



Rooftop terrace with
panoramic views



Concierge
services



Events space +
flexible boardroom

Holbein
Gardens



A rooftop haven with sweeping city views

Availability

Holbein Gardens offers a total net lettable area of 23,023 sq ft of fully-fitted workspace across six floors.

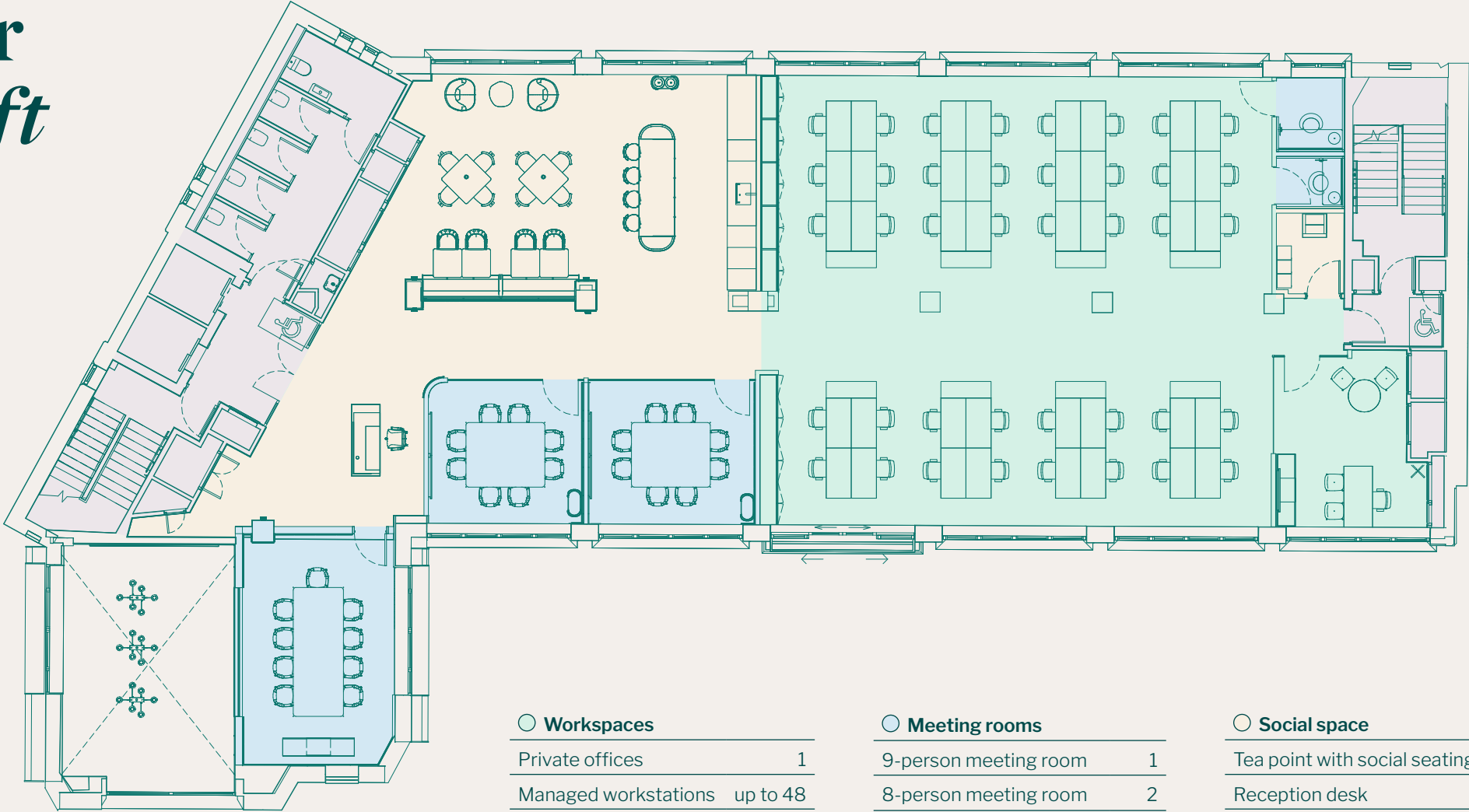
Each of the six offices is designed to be adaptable to your business’ needs with flexibility to add additional meeting rooms or private offices.

LEVEL	SQ FT	DESKS
Ground floor - Let	1,500	18-22 desks
First floor	4,322	Up to 48 desks
Second floor	4,686	Up to 48 desks
Third floor - Let	4,703	Up to 48 desks
Fourth floor	4,683	Up to 48 desks
Fifth floor - Let	3,430	Up to 40 desks



First floor

4,322 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

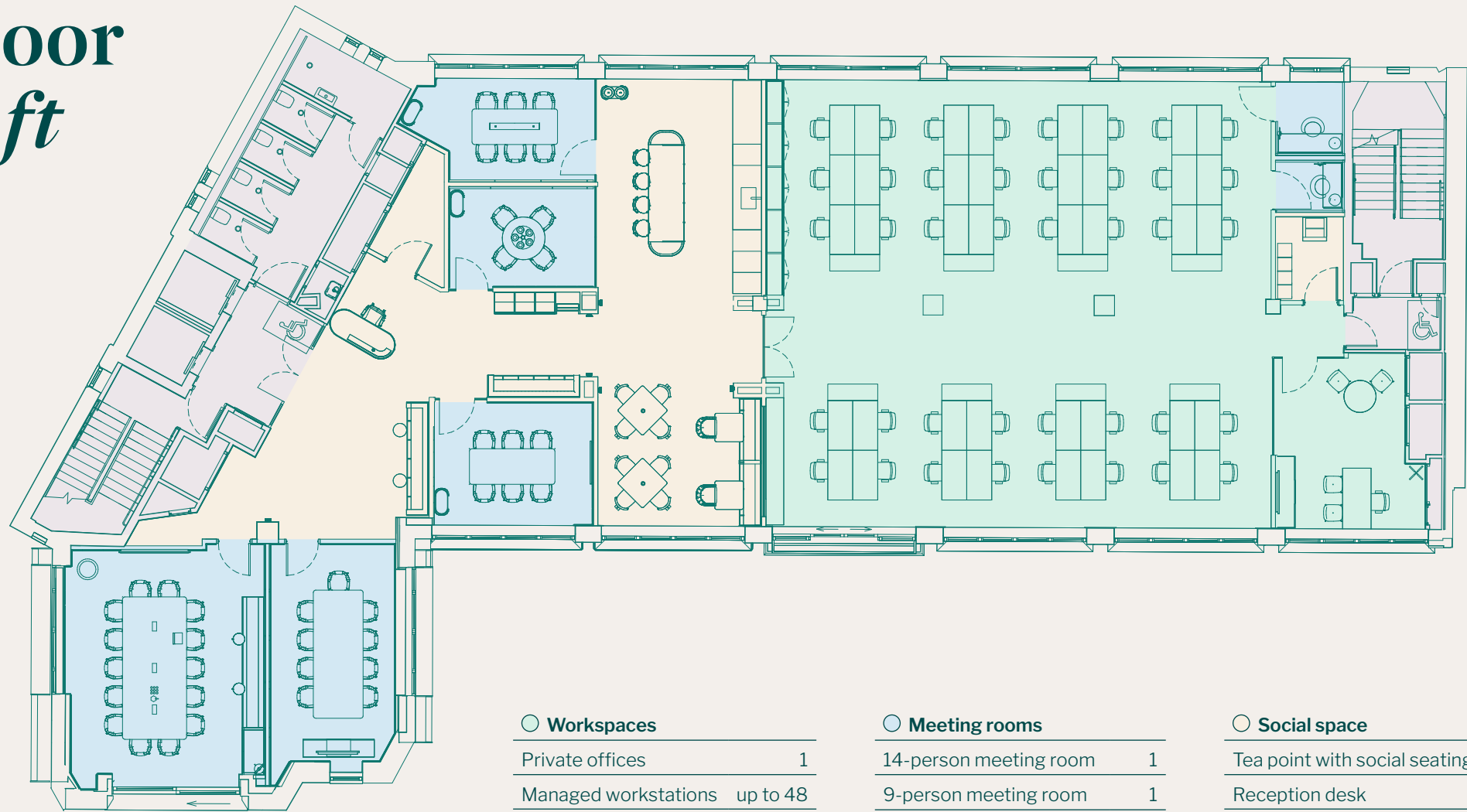
Social space	
Tea point with social seating	
Reception desk	
Printer zone	
Coat, locker and storage areas	

Core and common areas	
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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.	

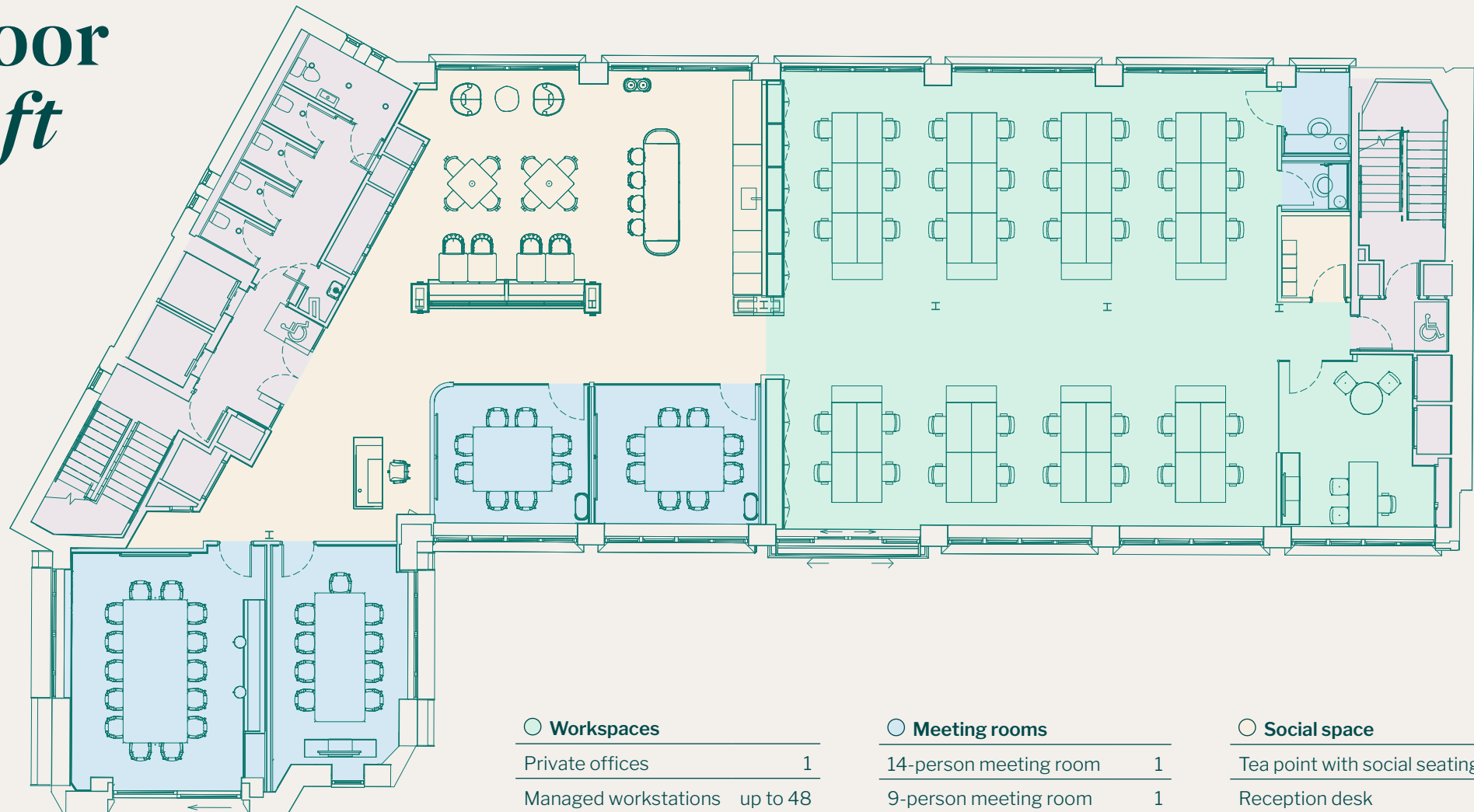
○ Meeting rooms	
14-person meeting room	1
9-person meeting room	1
6-person meeting room	2
4-person meeting room	1
Phone booths	2

○ 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.

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

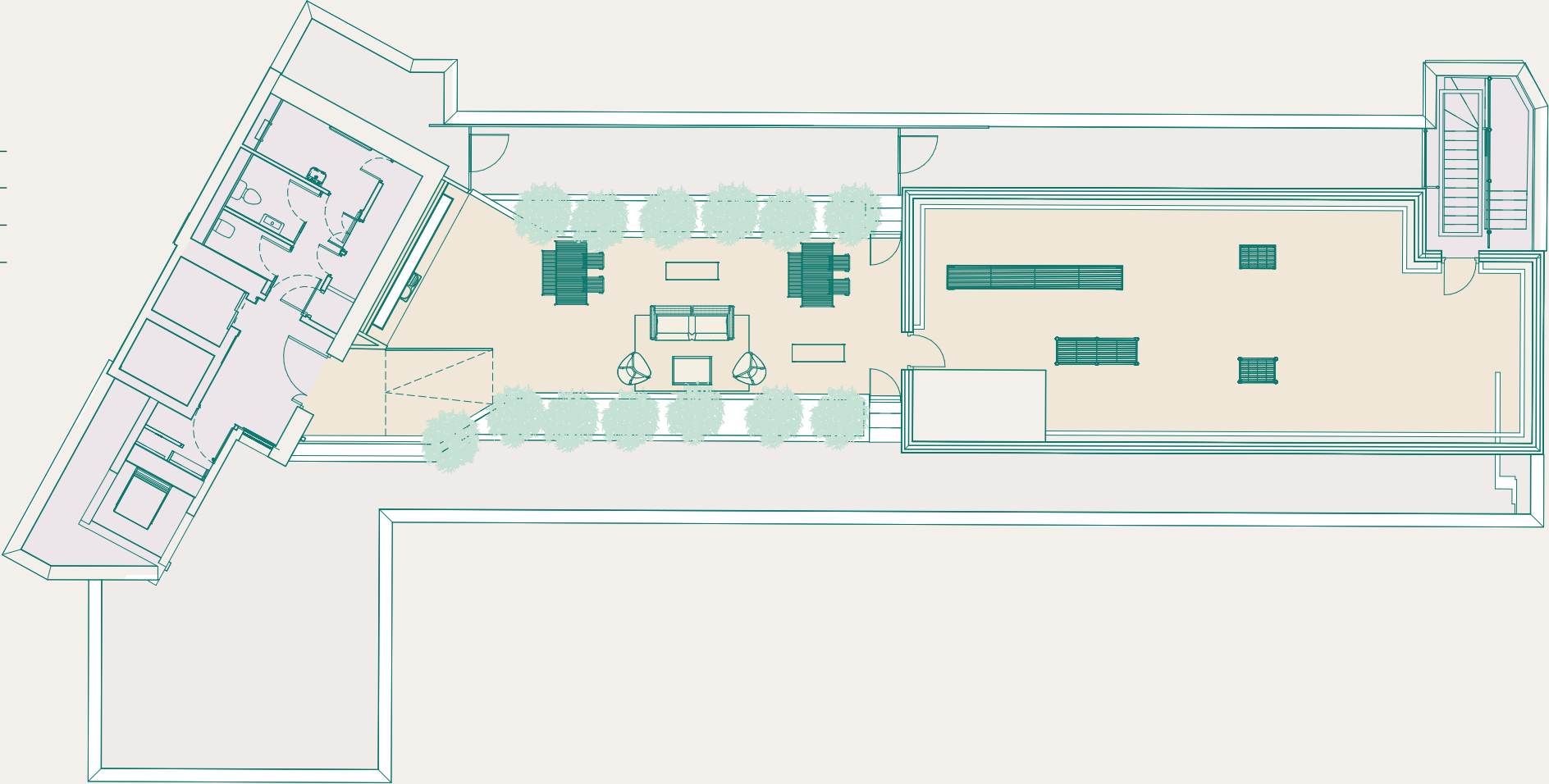
Social space	
Tea point with social seating	
Reception desk	
Printer zone	
Coat, locker and storage areas	

Core and common areas

Floor plan not to scale.
For indicative purposes only.

The Rooftop Garden

- 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

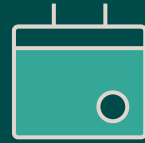
Holbein Gardens is part of Grosvenor's Flex portfolio, a collection of thoughtfully designed, fully-managed workspaces in some of London's most iconic locations. As a managed building, everything is taken care of - from repairs and maintenance to cleaning and refreshments - making your experience hassle-free.



All-inclusive pricing
with no hidden costs



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



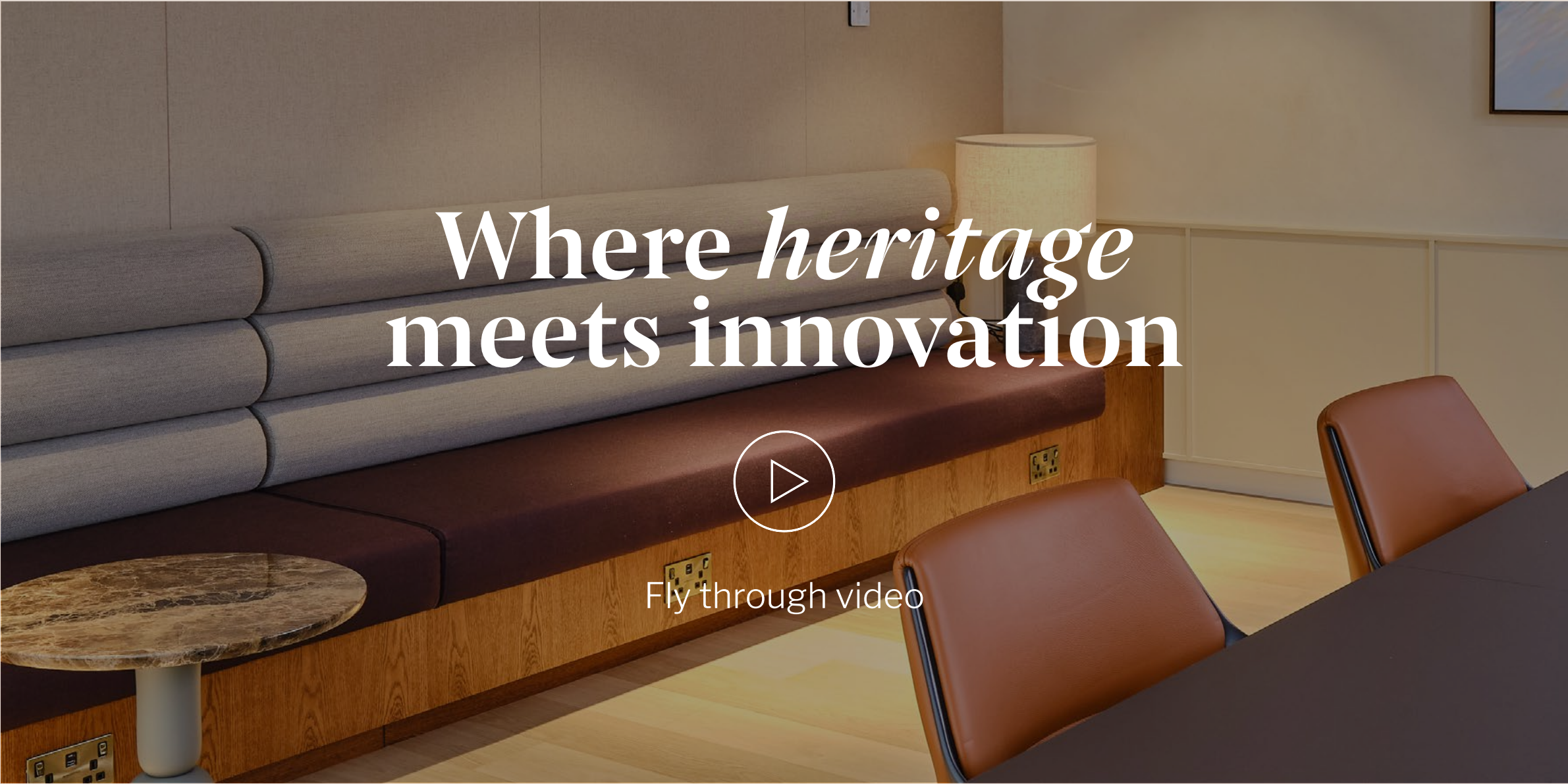
Curated work events,
from thought-
leadership talks to
wellness workshops



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



Where *heritage* meets innovation

Fly through video

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

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

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