



GROSVENOR

20A Eccleston
Street

OFFICE SPACE OVER THREE FLOORS

20A Eccleston Street



First Floor



Second Floor



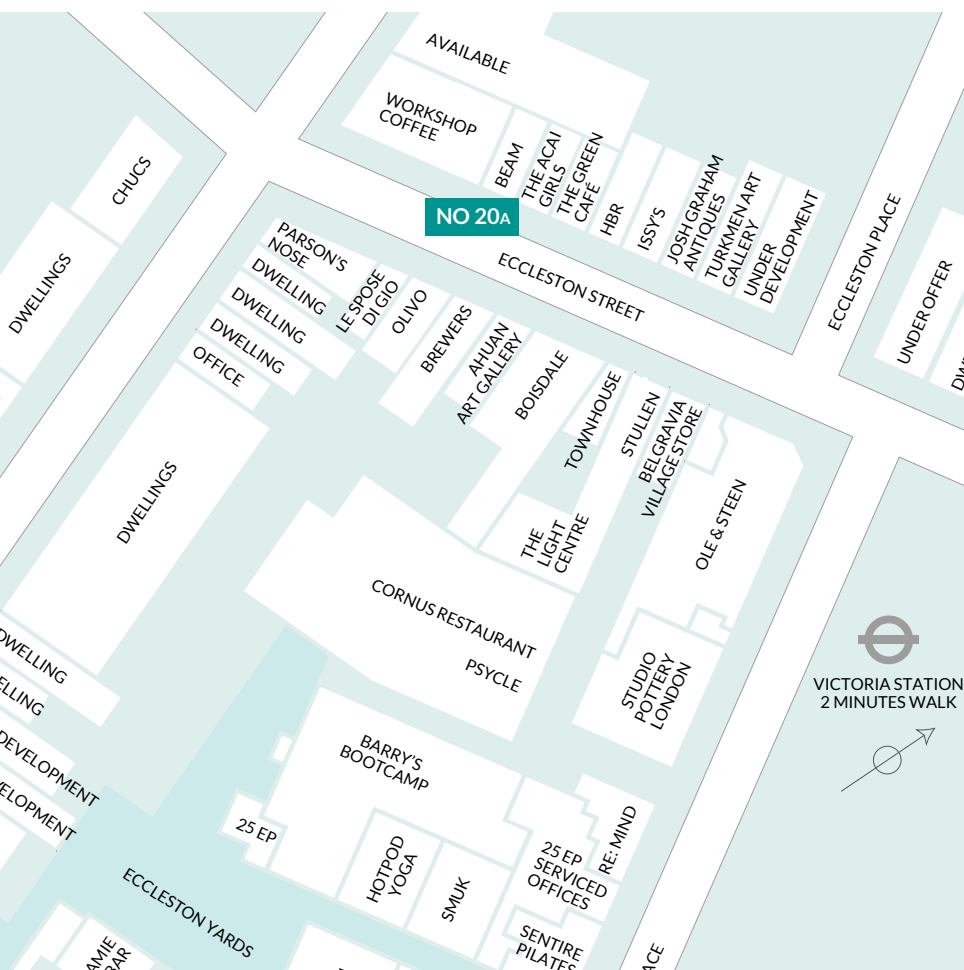
Third Floor



Eccleston Street

Eccleston Street connects the thriving yet quaint urban village of Belgravia to the bustling commuter hub of Victoria Station. **20A Eccleston Street** has a ground floor entrance and office accommodation over three floors, providing an exciting opportunity to be located among independent retailers, amenities, restaurants and cafes on a beautiful thoroughfare that serves a diverse community of residents, visitors and workers from the surrounding area.

Eccleston Street is within two minutes' walk to Victoria station with its excellent transports links to London's underground network via the Victoria, Circle and District Lines. Victoria Main Line provides access to Gatwick Airport, the south and south east of the country.



amie

atis
POWERFUL FOOD

BARRY'S

CORNUS

● hotpod yoga

M O R E N A

P S Y C L E

SENTIRE
PILATES

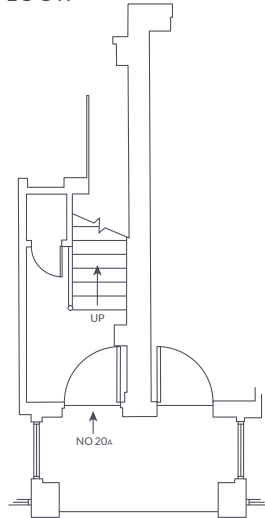
Wild...by TART



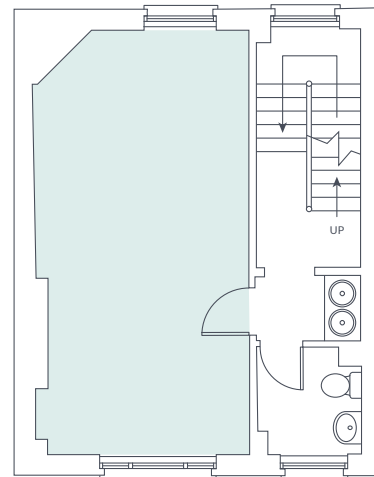


Specification

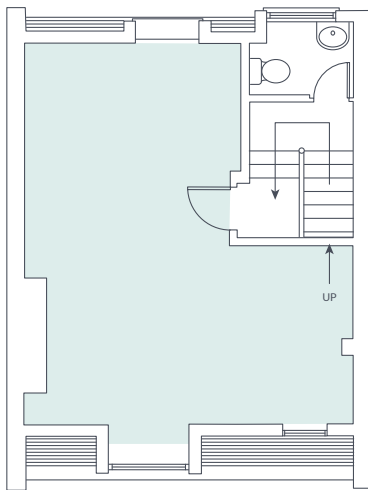
GROUND FLOOR



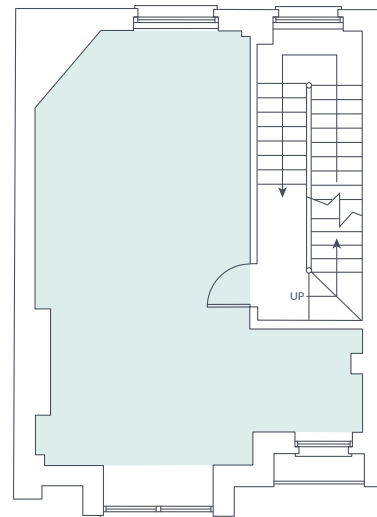
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ECCLESTON ROAD

Areas (approx)

First floor	24 sq m	258 sq ft
Second floor	27.5 sq m	296 sq ft
Third floor	27.5 sq m	296 sq ft
Total	79 sq m	850 sq ft

Quoting rent: £42,000 per annum + VAT
(exclusive of service charge, insurance, utilities, and business rates)

Insurance
currently £2,000 per annum

Service Charge
currently £7,371 per annum

EPC
A valid EPC will be provided.

Lease Terms
The unit will be available on standard Grosvenor Terms. The lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Specification
Ground floor entrance with office accommodation over the 1st, 2nd, and 3rd floors

Viewings: By appointment only. Please contact:

Evangelea Xydias
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eva.xydiass@grosvenor.com

Belgravia
LONDON

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