



GROSVENOR

Radstock House

Launching
July 2026

VICTORIA
5 ECCLESTON STREET,
LONDON SW1W 9LX



Design-led, fully furnished, and *self-contained managed offices*

Just moments from Victoria station in Belgravia, Radstock House offers a rare opportunity to occupy a design-led workspace in one of London's most sought-after neighbourhoods.

Radstock House spans 13,444 sq ft across three floors, each with floorplates of approximately 4,500 sq ft, plus a fourth floor rooftop terrace. It offers occupiers a truly impressive place to work.

Radstock
House

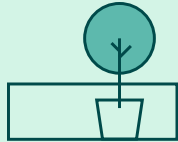


Key features

With generous floorplates, concierge services and a stunning roof terrace offering panoramic views across Belgravia, the building also benefits from its proximity to Eccleston Yards, providing occupiers with a vibrant mix of dining and social amenities.



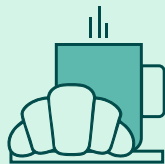
c.4,500 sq ft
per floor



Rooftop terrace with
panoramic views



Concierge
services



Moments from
Eccleston Yards,
a vibrant hub of
dining and wellness

Radstock
House



*A rooftop sanctuary
to unwind and
inspire creativity*



Availability

Radstock House offers a total of 13,444 sq.ft of newly refurbished workspace across three floors, plus a fourth-floor rooftop terrace.

Each office is designed to be adaptable to your business' needs with flexibility to add additional meeting rooms or private offices.

LEVEL	SQ FT	DESKS
First floor	4,396	Up to 66 desks
Second floor	4,386	Up to 66 desks
Third floor - let	4,384	Up to 66 desks
Total	13,166	



First floor *Welcome space*



First floor *Meeting room*



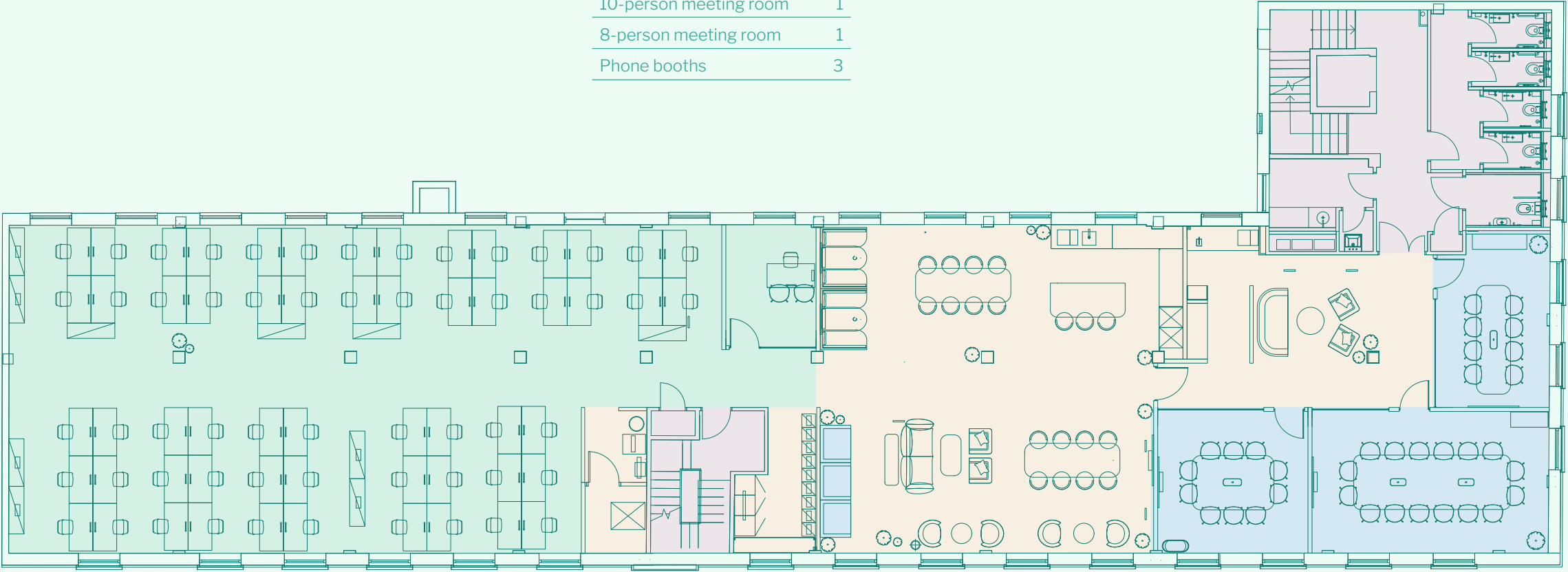


First floor

4,396 sq ft

○ Workspaces	
Private offices	1
Open-plan workstations	58
○ Meeting rooms	
16-person boardroom	1
10-person meeting room	1
8-person meeting room	1
Phone booths	3

○ Social Space	
Kitchen, dining and collaboration area	
Reception area with lounge seating	
Meeting room tea point	
Printer zone	
Cloakroom and lockers	



○ Core and common areas

Floor plan not to scale.
For indicative purposes only.

Second floor

Welcome space



Second floor *Meeting room*



Second floor *Social space*



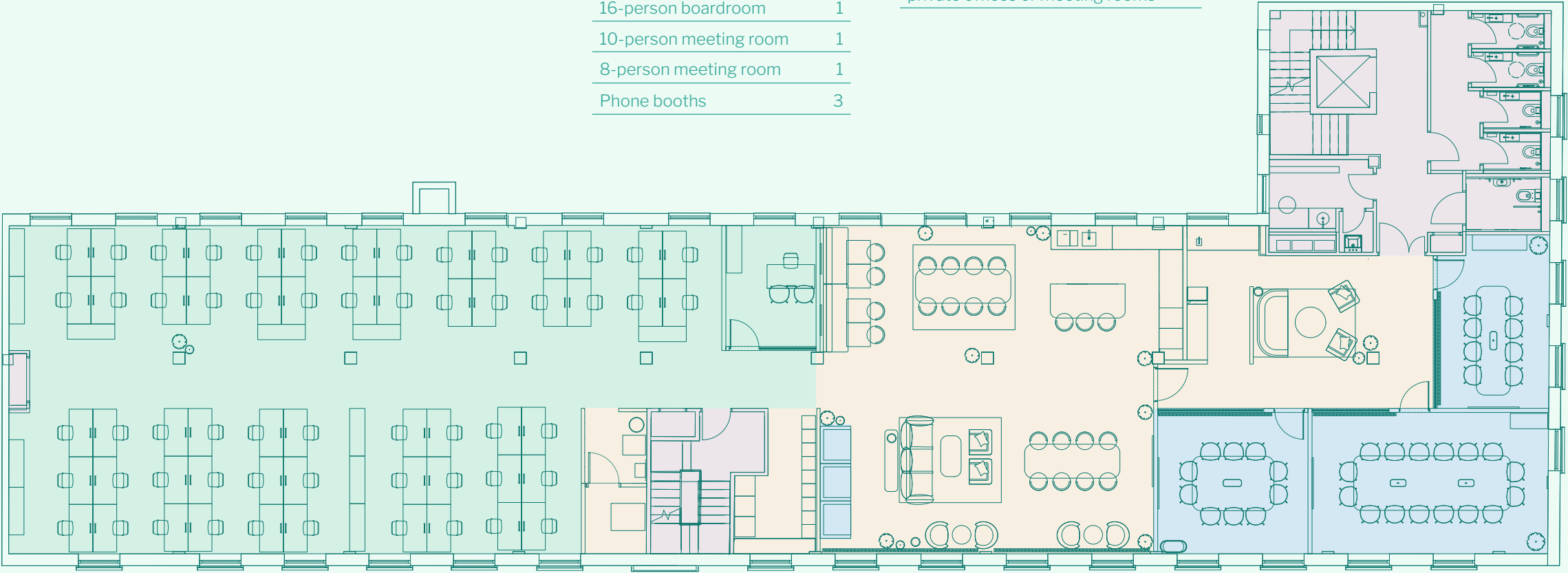
Second floor

4,386 sq ft

Workspaces	
Private offices	1
Open-plan workstations	58

Meeting rooms	
16-person boardroom	1
10-person meeting room	1
8-person meeting room	1
Phone booths	3

Social Space
Kitchen, dining and collaboration area
Welcome area with soft seating
Printer zone
Cloakroom and lockers
Flexible layout options for additional private offices or meeting rooms



Core and common areas

Floor plan not to scale.
For indicative purposes only.

Third floor

Welcome space



Third floor *Meeting room*



Third-floor *Social space*



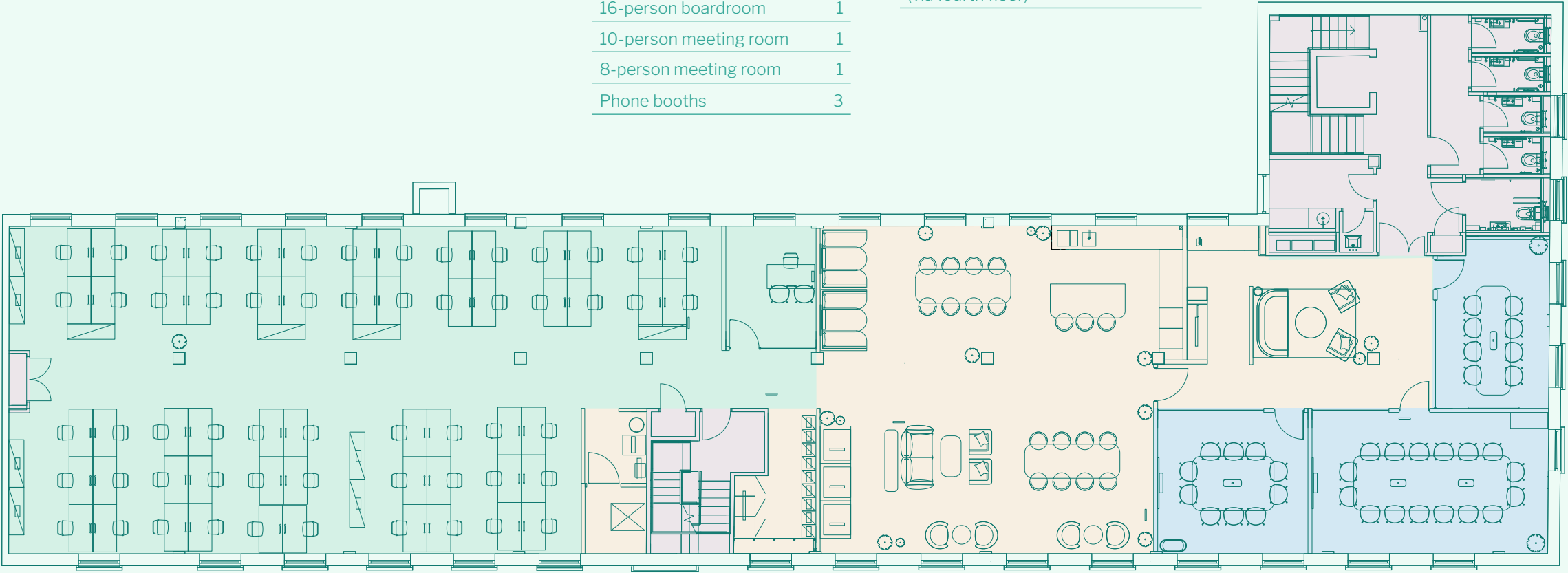
Third floor

4,384 sq ft

Workspaces	
Private offices	1
Open-plan workstations	58

Meeting rooms	
16-person boardroom	1
10-person meeting room	1
8-person meeting room	1
Phone booths	3

Social Space
Kitchen, dining and collaboration area
Welcome area with soft seating
Printer zone
Cloakroom and lockers
Access to rooftop terrace (via fourth floor)



Core and common areas

Floor plan not to scale.
For indicative purposes only.

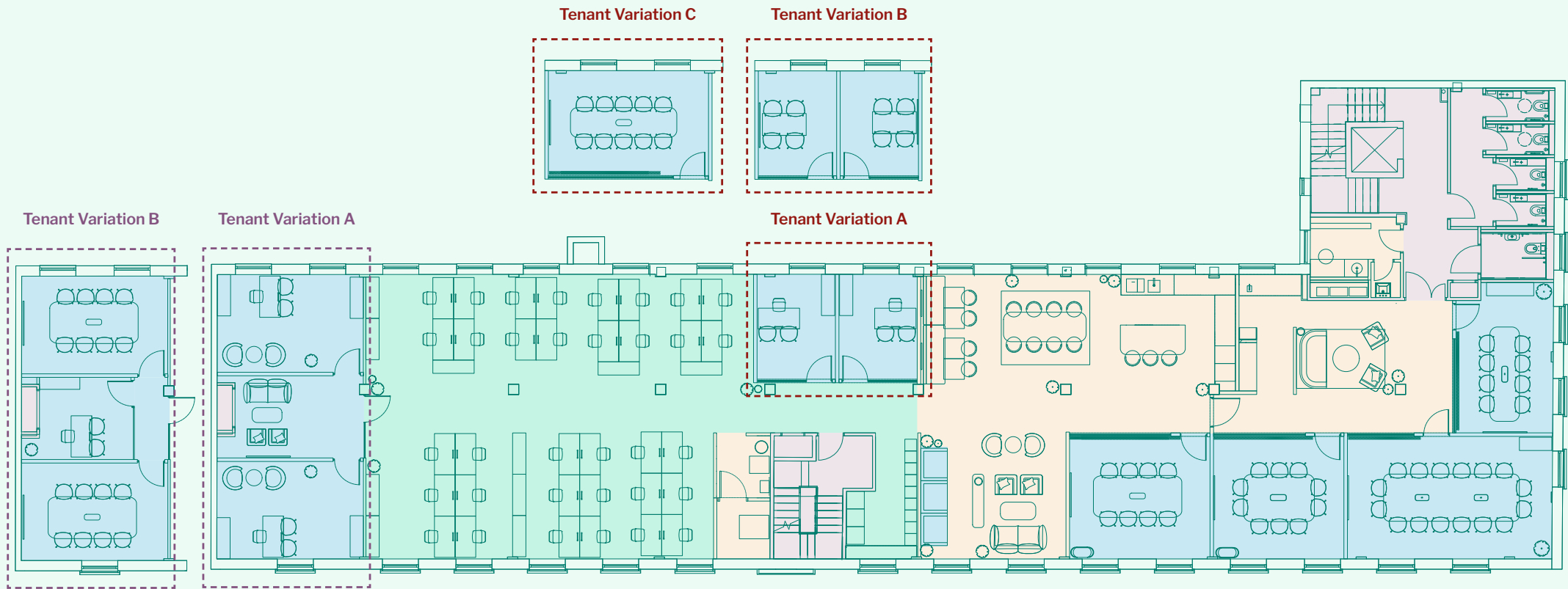
Third floor

Alternative layout

Workspaces	
Open-plan workstations	34

Meeting rooms	
16-person boardroom	1
10-person meeting room	1
8-person meeting room	2
Phone booths	3
Private office	4
Meeting lounge	1

Social Space	
Kitchen, dining and collaboration area	
Welcome area with soft seating	
Printer zone	
Cloakroom and lockers	
Access to rooftop terrace (via fourth floor)	



○ Core and common areas

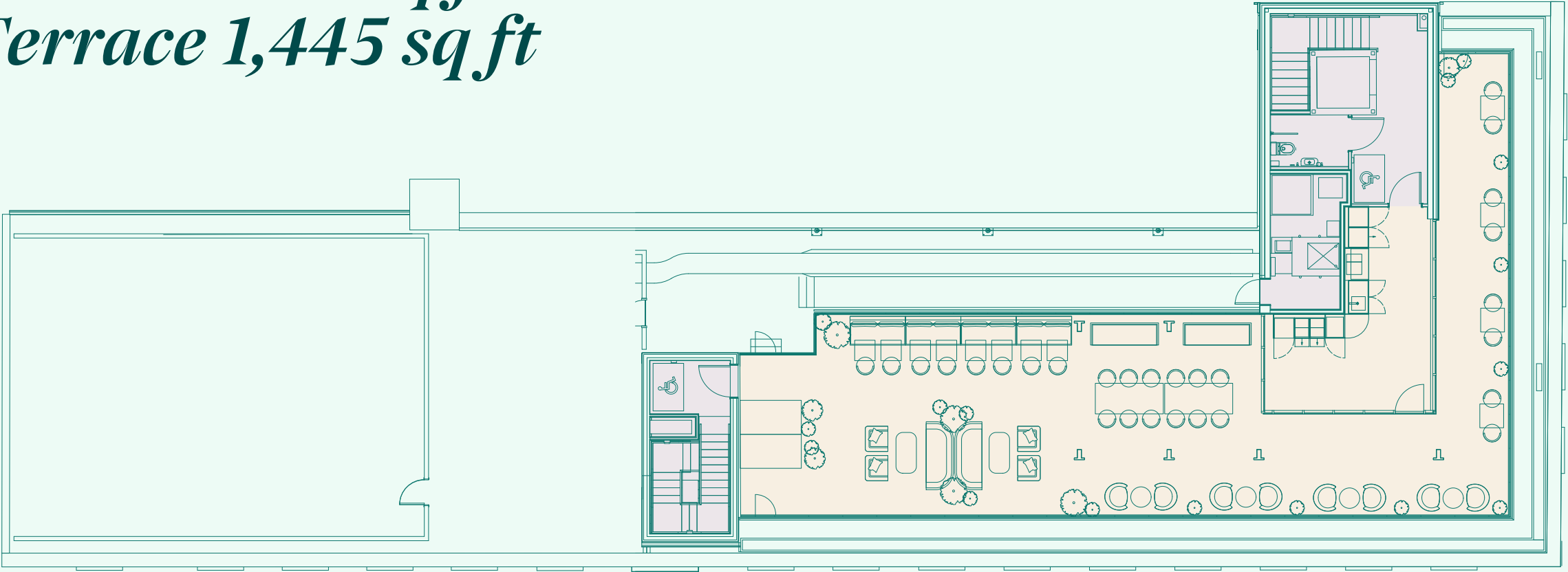
Floor plan not to scale.
For indicative purposes only.

Fourth floor



Fourth floor
Roof terrace
Pavilion 237 sq ft
Terrace 1,445 sq ft

- Key features
 - Landscaped rooftop terrace with retractable pergola
 - Outdoor seating with table and chairs
 - Integrated kitchen
 - Outdoor lighting and planting



○ Core and common areas

Floor plan not to scale.
For indicative purposes only.

Managed by Grosvenor

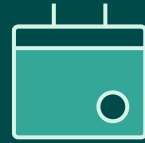
Radstock House is part of Grosvenor's Flex portfolio, a collection of thoughtfully designed, fully-managed workspaces in some of London's most iconic locations. As a managed building, everything is taken care of - from repairs and maintenance to cleaning and refreshments - making your experience hassle-free.



All-inclusive pricing
with no hidden costs



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



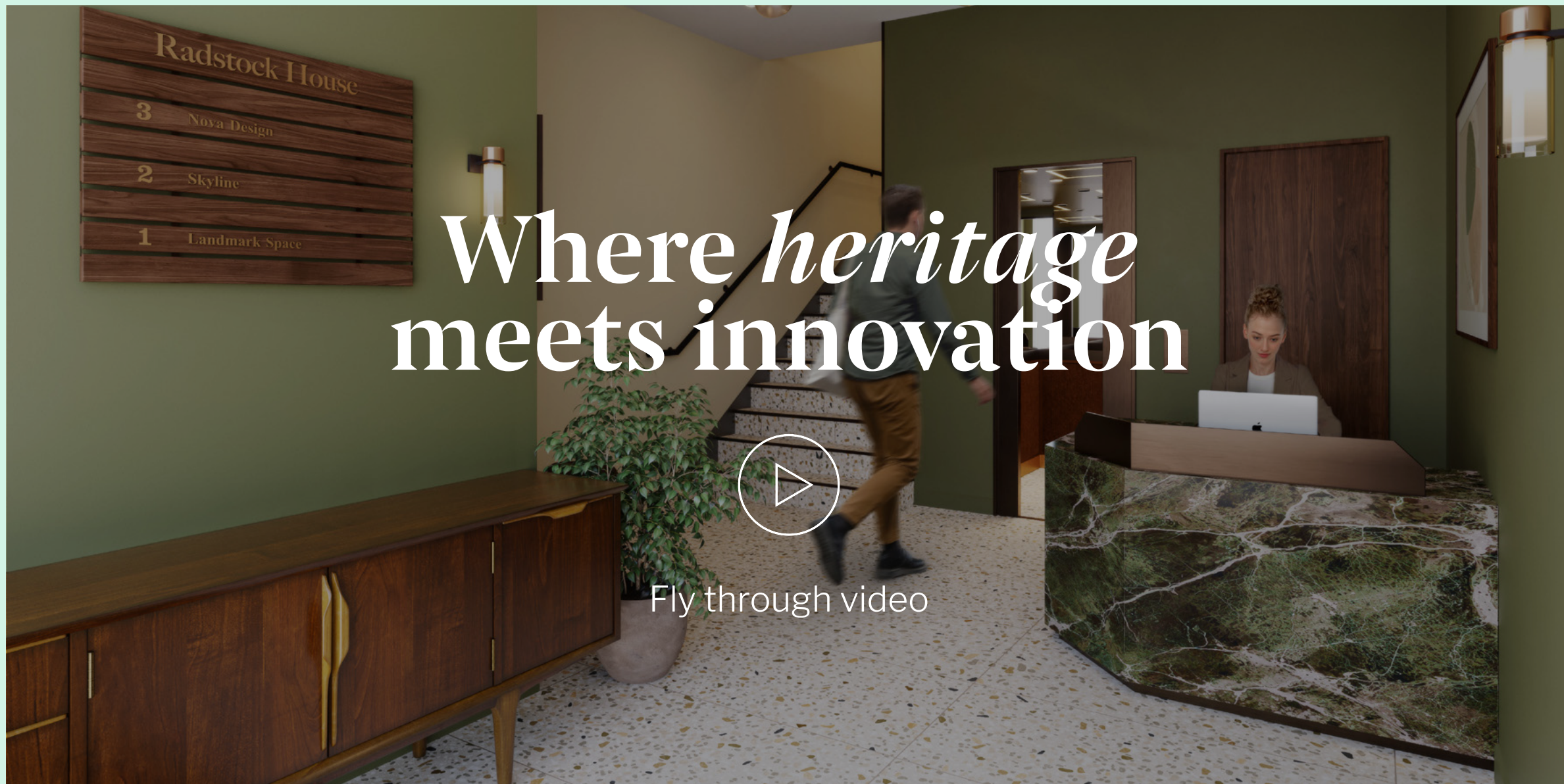
Curated work events,
from thought-
leadership talks to
wellness workshops



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

Just moments from Victoria station, Radstock House is perfectly positioned in the heart of Belgravia, one of London's most prestigious and well-connected neighbourhoods.



Victoria

02 mins walk

Sloane Square

09 mins walk

Pimlico

12 mins walk



Local amenities

Coffee & lunch on-the-go

1. Atis
2. Ole & Steen
3. Common Breads
4. Chestnut Bakery
5. Tomtom Coffee House
6. Hermanos
7. Stullen
8. Joe & the Juice
9. Peggy Porschen
10. Black Sheep Coffee

Restaurants & bars

1. Wild by Tart
2. The Buttery
3. The Jones Family Kitchen
4. Cornus
5. Amie wine studio
6. Boisdale of Belgravia
7. The Thomas Cubitt
8. The Elizabeth
9. Bone Daddies
10. Casa do Frango

Gyms & leisure

1. Barry's
2. Psycle London
3. Hotpod Yoga Belgravia
4. Sentiré Pilates
5. Frame
6. Manor
7. White Room Fitness
8. 1Rebel
9. Bodydoctor
10. City Athletic

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.

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

Will Foster

T: 07748 985 951

E: william.foster@knightfrank.com

Oliver Watkins

T: 07976 577 325

E: Oliver.Watkins@knightfrank.com

Tuckerman

Jade Henson-Amphlett

T: 07921 452 727

E: Jhensona@tuckerman.co.uk

Jamie Christian

T: 07561 852 667

E: Jchristian@tuckerman.co.uk

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.