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

A *rooftop haven* with sweeping city views

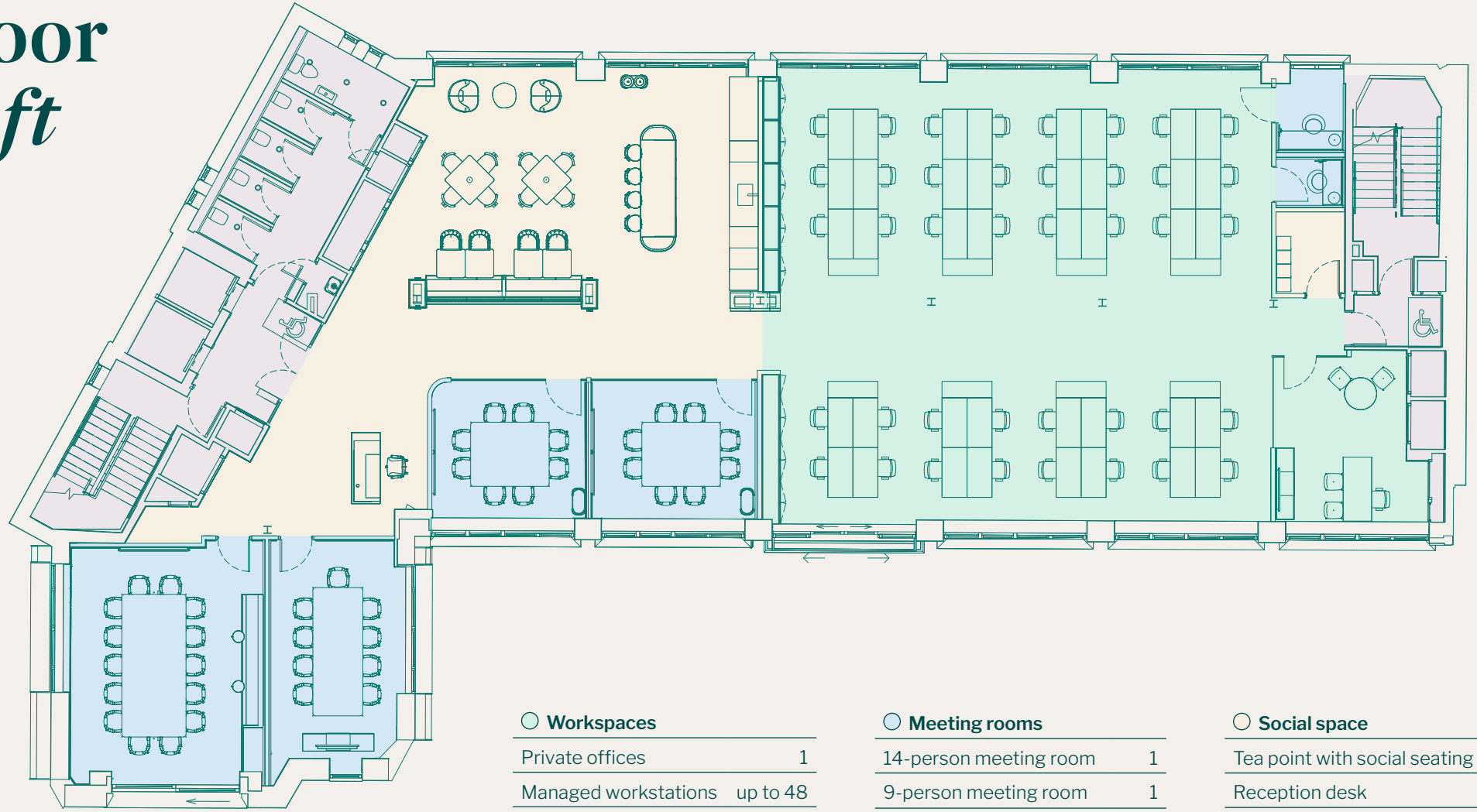
Availability

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 - Let	4,322	Up to 48 desks
Second floor - Let	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

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

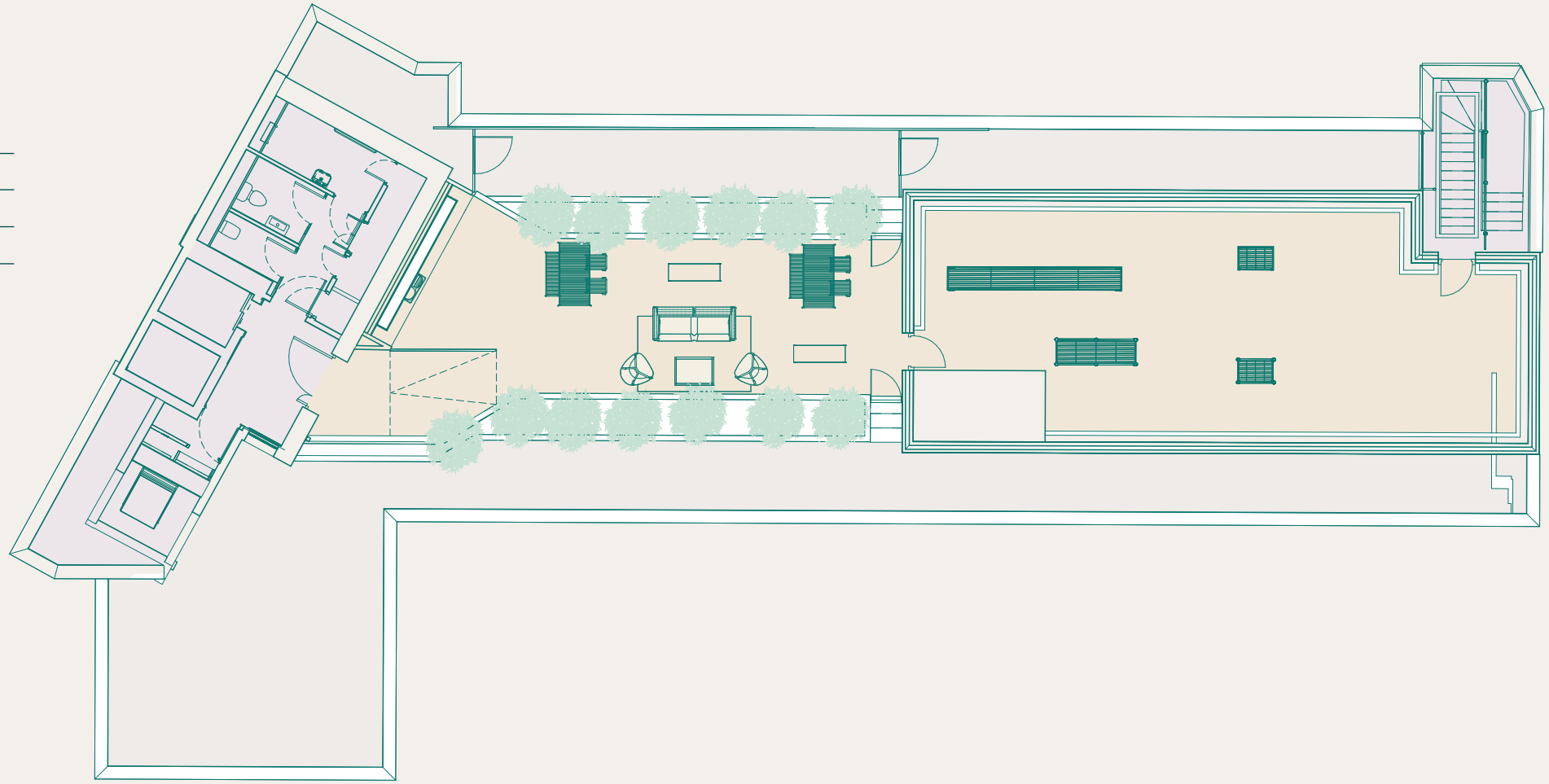
Social space
Tea point with social seating
Reception desk
Printer zone
Coat, locker and storage areas

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

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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	Victoria	Knightsbridge
02 mins walk	12 mins walk	13 mins walk

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.

Exceptional locations

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

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.

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

Harry Sargeant
T: 07977 759 549
E: Harry.Sargeant@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.**

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