

# 7 GROSVENOR GARDENS

LONDON, SW1W 0BD



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This elegant building provides high quality serviced office space with excellent natural light, high ceilings and original features. Maintaining its heritage but creating superb unbranded offices that come fully furnished, and extensively equipped to modern standards with the latest IT and telecoms.

Meeting rooms are available to hire, fully stocked kitchens and an onsite management team to take care of the building. The offices are available on flexible licence agreements which appeals to start up and established companies as there is no long term commitment.

## LOCATION

These serviced offices are positioned only a minutes' walk from Victoria station, which provides easy access to rail, bus and tube connections this serviced office building is in a great location.

## SPECIFICATION/AMENITIES

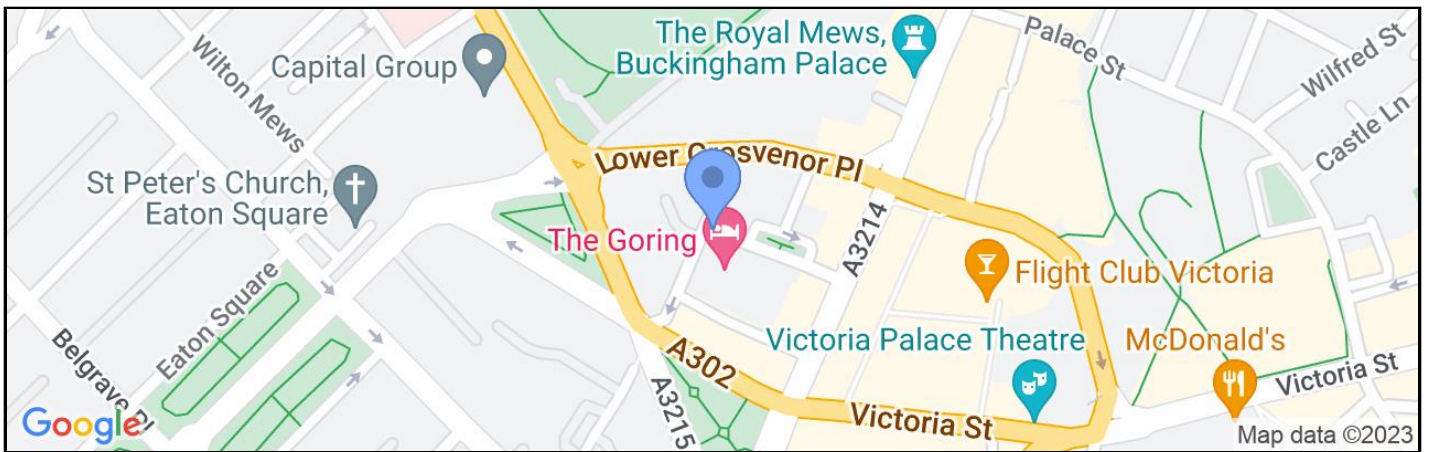
- Staffed reception
- Cat 5 cabling
- Transparent pricing
- VoIP telephony
- Flexible term length
- Meeting and Board room
- 24hr access
- High speed broadband

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

[andrew@gryphon.uk.com](mailto:andrew@gryphon.uk.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. September 2023