

8-10 GROSVENOR GARDENS

BELGRAVIA, SW1W 0DH



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

A fully serviced office with specialised trading desks in the heart of London; everything required by any small or mid-sized fund or investment firm.

An award winning FCA incubator based in Victoria, Linear provides integrated solutions to emerging and established funds, reducing both start-up and operational costs. This allows our clients quicker and more efficient access to the market. Readily available infrastructure within this highly finished office space provides the necessary compliant environment for funds to grow whilst ensuring up to date technology, IT and data storage is in place without all the associated high overheads.

The flexible fees and terms enable you to reduce operational costs while you develop and expand, crucial in today's world.

LOCATION

This contemporary serviced office space positioned in Victoria provides the ideal address for any fund manager. A minute walk from Victoria Station, benefits are not just limited to extensive travel links but also a range of local restaurants, shops, hotels, theatres, and gyms.

SPECIFICATION/AMENITIES

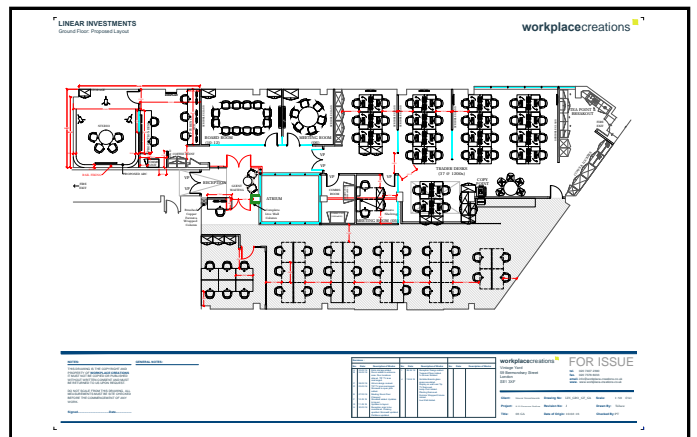
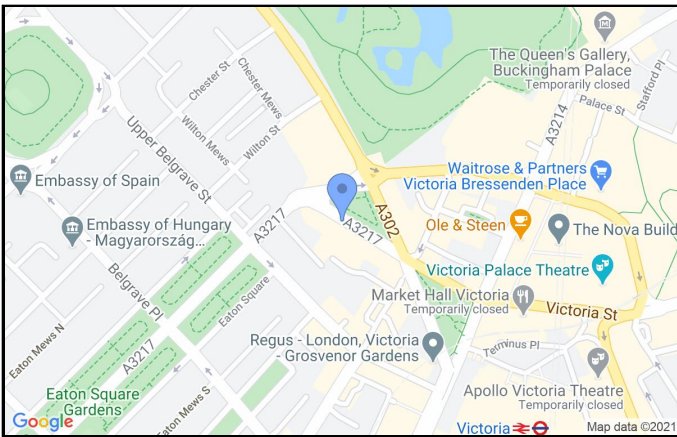
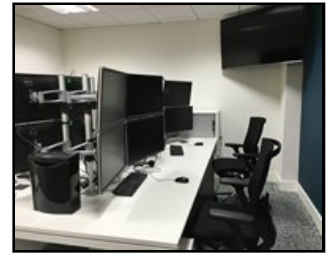
- Specialised Trading Desks including hardware and software
- FCA Compliant IT and Data Technology including 100% resilience data storage
- Secure 1Gbps wireless and wired connectivity
- Fully hosted VoIP Communication with compliance recording
- Conference and Collaboration Capable Meeting Rooms and Work Areas
- Strategic IT and Technological partnerships
- Contact for further breakdown of specification/amenities offering.

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.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. February 2021