



GROSVENOR

TOWNHOUSE

10/12  
Eccleston Place

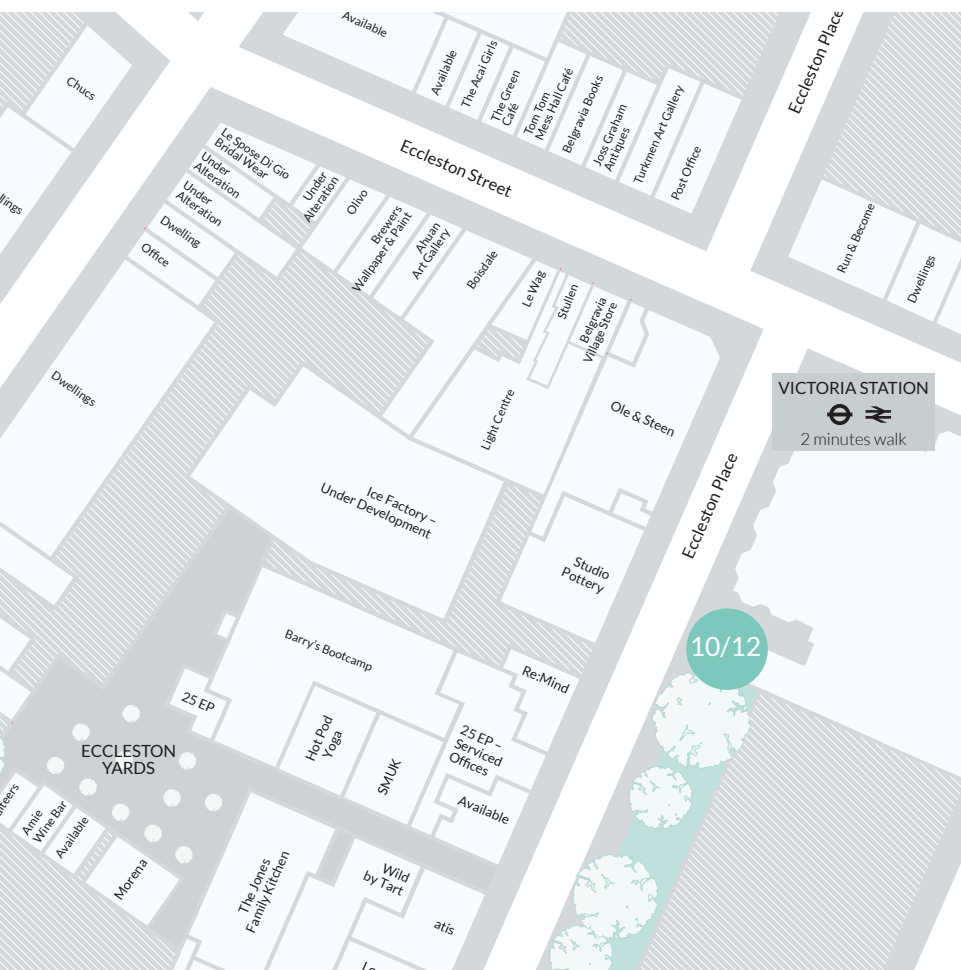
CLASS E OPPORTUNITY



## Eccleston Place

Eccleston Place connects the thriving yet quaint urban village of Belgravia to the bustling commuter hub of Victoria Station. 10-12 Eccleston Place presents an exciting opportunity to join an array of independent retailers, amenities, restaurants and cafés in the nearby Eccleston Yards and Eccleston Street. The location serves a diverse community of residents, visitors and workers from the surrounding area and will be available in March 2024.

Eccleston Place 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.



## Partnership

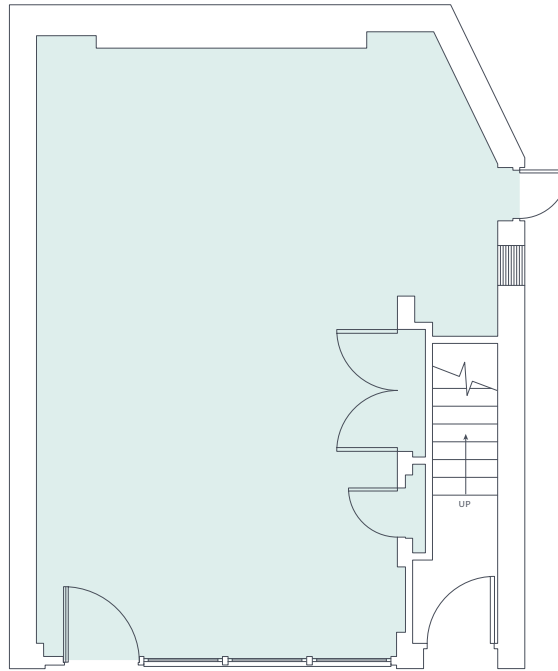
We see our relationship with our retailers as a true partnership. When our retailers thrive, we thrive, and we constantly seek to improve and adapt to ensure we are the retail landlord of choice.

## Sustainability

Grosvenor has committed to ambitious sustainability targets, including achieving net zero carbon operational emissions across all directly-managed buildings globally by 2030. We work with like-minded partners through collaboration, innovation and supportive networks.



# Specification



GROUND FLOOR



## Area

Ground floor 548 sq. ft

## Rent

Price upon application

## Insurance Estimate (2023)

£ 881.15 + VAT per annum

## Estate Marketing Charge Estimate

£822 (£1.50/ sq ft CAP)

## Business Rates

Rateable value: TBC

Estimated business rates payable:TBC

*The tenant may be entitled to business rates relief for which they should rely upon their own enquiries.*

## Service Charge Estimate (2023-2024)

£2,963.63

## EPC

A valid EPC will be provided

## 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

The unit will be let as set out in the specification available on request.

**Viewings:** Strictly by appointment through the agents.



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## Belgravia

LONDON

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