



20a
PIMLICO ROAD

RETAIL UNIT TO LET

Belgravia
LONDON

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.

EVENTS AND MARKETING


Managing an estate means we have a dedicated marketing team working to promote our retail streets and organise events such as Belgravia in Bloom to attract targeted footfall, dwell time and spend.

PUBLIC REALM

We invest in our places. Extensive public realm improvements to the London Estate has resulted in increased greening, part-pedestrianisation, and have new digital infrastructure that provides superfast broadband connections.

SUSTAINABILITY

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



Bordering on the stylish and cosmopolitan communities of Chelsea and Belgravia, the Pimlico Road Design District is an internationally renowned destination for the world's top interior designers and their discerning clients. This unique village serves as a hub for creatives, hosting London's most forward thinking designers and championing true quality craftsmanship.

20a Pimlico Road, a small unit with a return frontage, offers a rare opportunity to join this buzzing cultural scene. The road is home to some of the most important names in design, interiors and antiques including Nina Campbell, Plain English, And Objects and The Lacquer Company who together define the area's artistic identity and its prestigious reputation.





TOP LEFT: The Orange 37 Pimlico Road,
TOP RIGHT: Nina Cambell 39 Pimlico Road,
BOTTOM LEFT: , Modernity Newsons Yard,
BOTTOM RIGHT: The Lacquer Company Newsons Yard

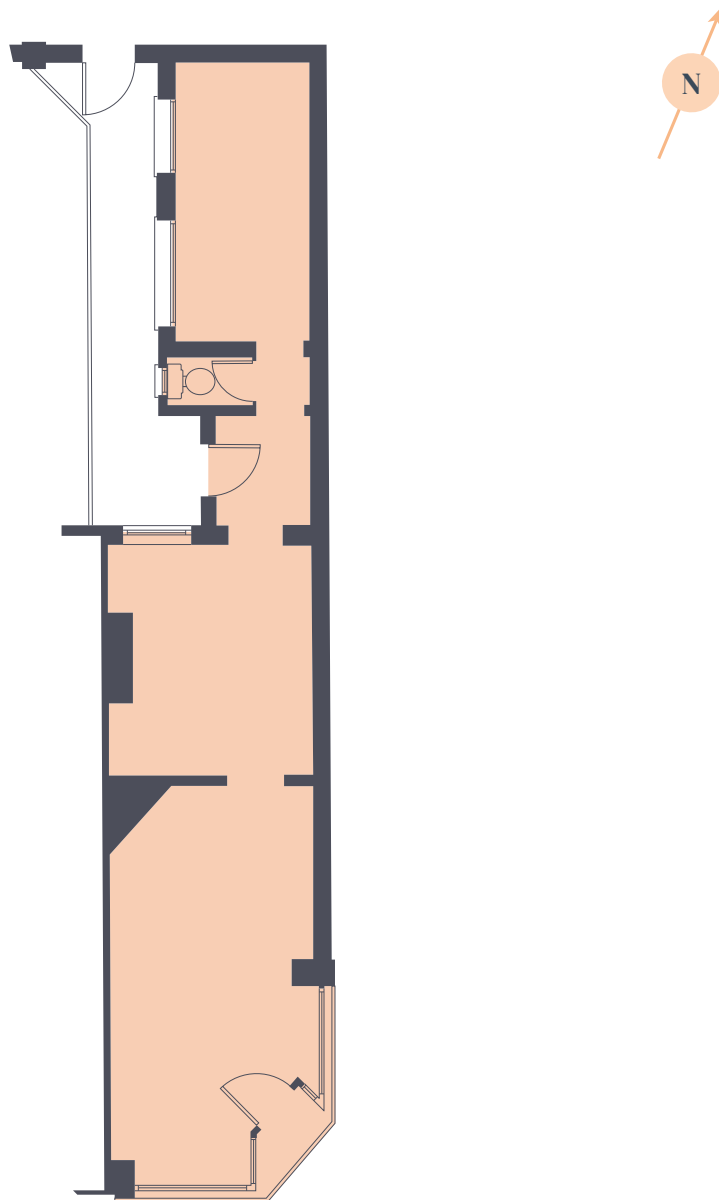
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The site is well connected with Victoria station only a 10-minute walk away. St James's Park, Sloane Square, Pimlico underground stations are all within a 20-minute walk also. The river Thames is within a 15-20 minute walk with various Thames Clipper stations located along the river. Hyde Park, Green Park and St Jame's Park are also located near by and provide future tenants with great access to London's Parks and green space.

GROUND FLOOR



PIMLICO ROAD

GROUND FLOOR: 444 sq ft *

QUOTING RENT: Price upon application.

RATES ('24/25):
RATEABLE VALUE: £19,000
RATES PAYABLE: £9,481

ESTATE MARKETING CHARGE ESTIMATE ('24/25): £666 (£1.50/Sq ft CAP).

SERVICE CHARGE ESTIMATE: A service charge is payable on a direct proportion of floor area. The estimate for 2024 is TBC.

INSURANCE ESTIMATE ('24): £962 + VAT per annum.

LEASE TERMS: The unit will be available on standard Grosvenor terms. Any lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC: A valid EPC will be provided.

USE: Class E

SPECIFICATION: The unit will be let as seen.

* Areas are approximate



VIEWINGS: Strictly by appointment through the agents.



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