



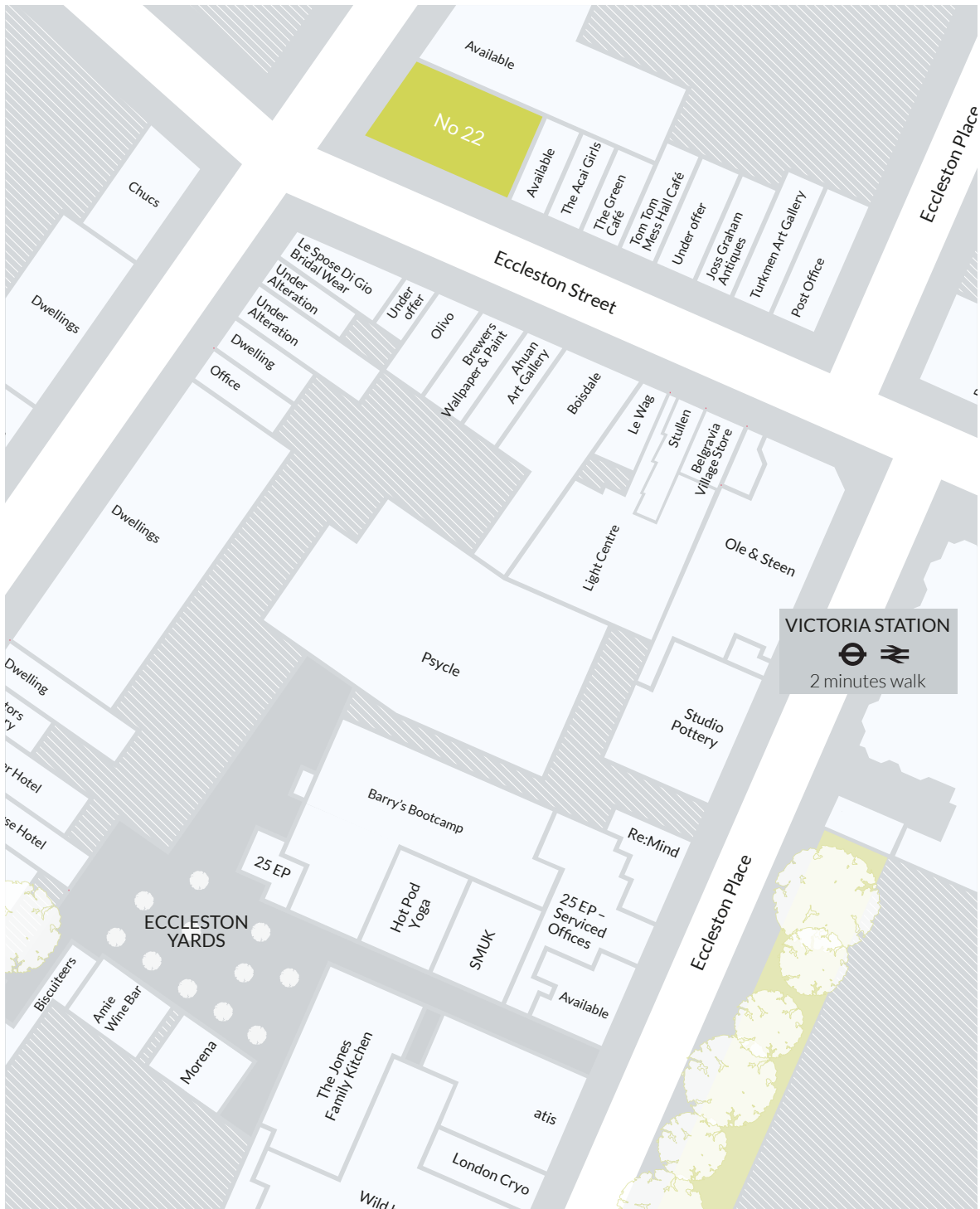
GROSVENOR

22 Eccleston Street

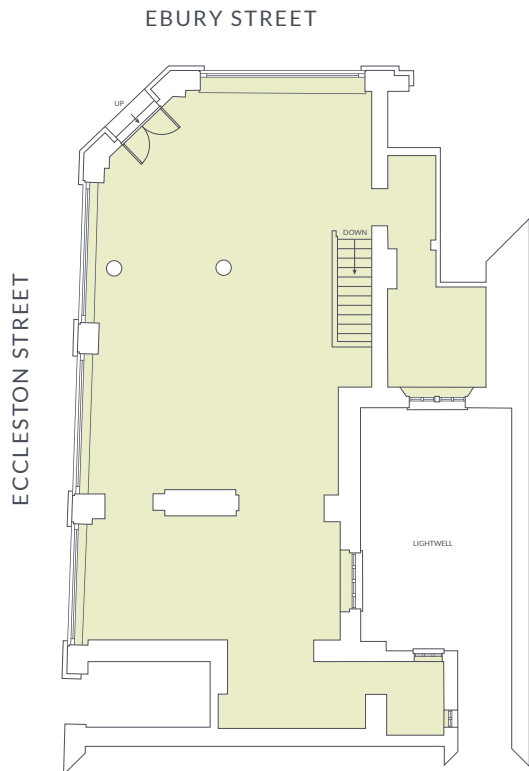
CLASS E OPPORTUNITY



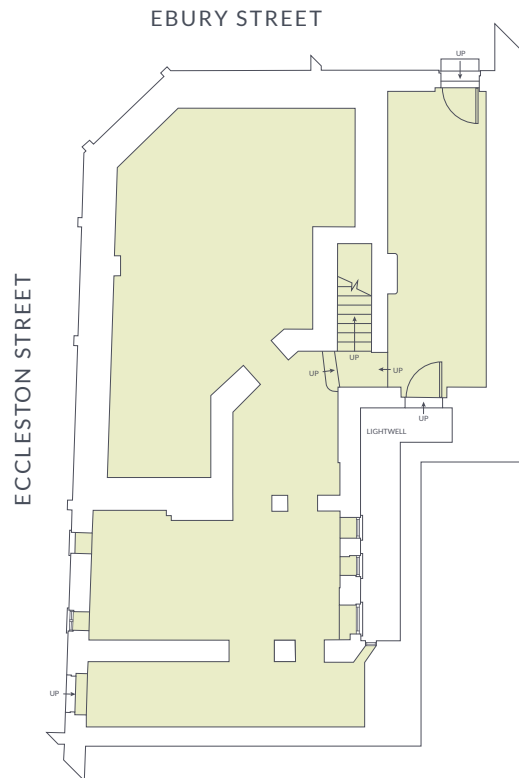
Eccleston Street



Ground floor



Basement



Areas (NIA) – Subject to a measured survey to be completed.

Ground floor 1019 sq ft

Basement 841 sq ft

Total 1860 sq ft

Rent

Price upon application

Service Charge and Insurance Estimate (2023-2024)

£12,602 + VAT per annum

Estate Marketing Charge Estimate

£2,790 (£1.50/ sq ft CAP)

Business Rates

Rateable value: £51,747

Estimated business rates payable: £26,494.46

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

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.

Viewings: Strictly by appointment through the agents.



F&B

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Eccleston Street connects the thriving yet quaint urban village of Belgravia including Elizabeth Street and Eccleston Yards to the bustling commuter hub of Victoria Station.

22 Eccleston Street presents an exciting opportunity to join an array of independent retailers, amenities, restaurants and cafés on a vibrant thoroughfare that serves a diverse community of residents, visitors and workers from the surrounding area. Occupiers include Wild by Tart, Boisdale, Chucs Amie Wine Studio, Barry's Bootcamp and Psyche.

Eccleston Street 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.

Wild by TART



BARRY'S

amie

PSYCLE



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.

Public Realm

We invest in our places. Extensive public realm improvements to the London Estate have resulted in increased greening, part-pedestrianisation, and new digital infrastructure providing super fast broadband connections and free public wi-fi.