



GROSVENOR

ECCE  
STON  
YARDS

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Eccleston  
Place

CLASSE OPPORTUNITY

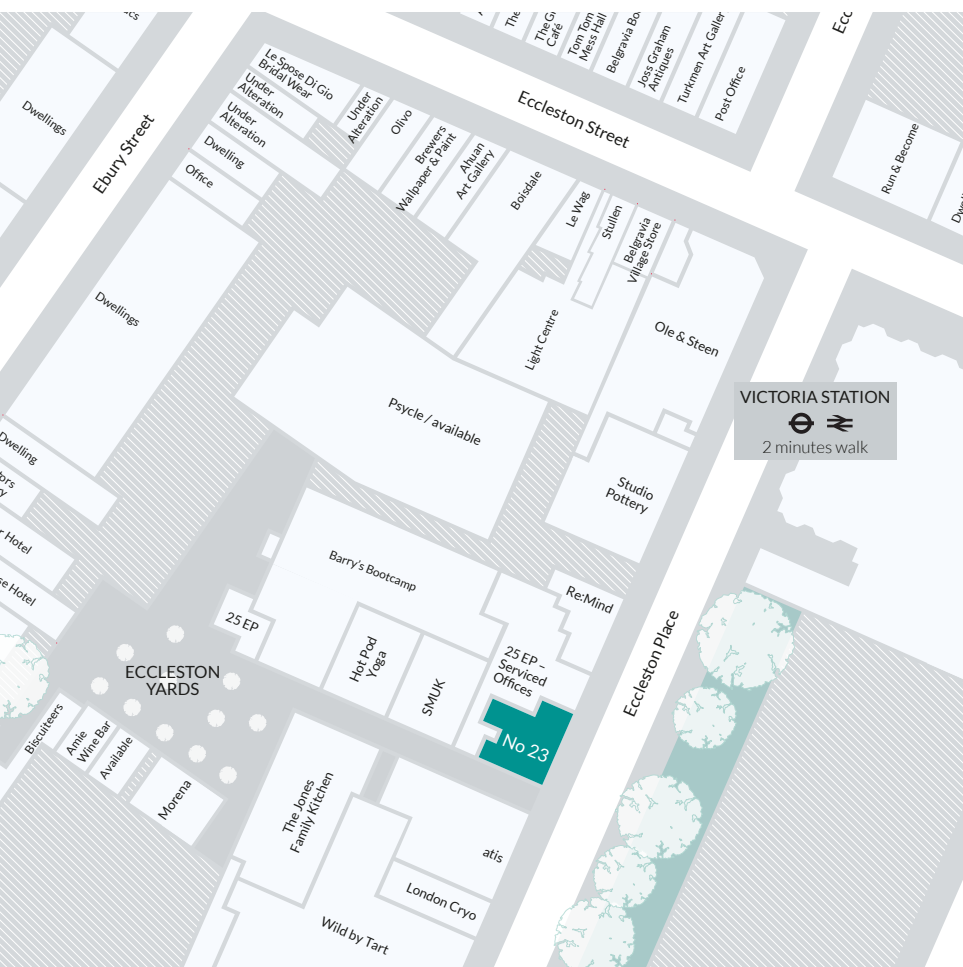
"Simple, fun and easy  
on the pocket"



# Eccleston Yards

Eccleston Yards connects the thriving yet quaint urban village of Belgravia to the bustling commuter hub of Victoria Station. 23 Eccleston Place provides an exciting opportunity for a retail operator to join an array of independent retailers, amenities, wellness, restaurants and cafés on a beautiful thoroughfare that serves a diverse community of residents, visitors and workers from the surrounding area.

Eccleston Yards is within two minutes' walk to Victoria station with its excellent transport 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



## Area

Ground floor 1,205 sq. ft NIA

## Quoting Rent

Price upon application

## Annual Insurance Premium

Building: £2,020 + VAT

## Estate Marketing Charge

£1,807.50 + VAT, subject to annual RPI review

## Rateable Value

£62,000 from 1st April 2023

## Estimated business rates payable:

£31,744

## Current Service Charge

£6,574

## EPC

C Rating

## Lease 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.



Alex Mann

020 3130 6422

amann@hanovergreen.co.uk

Tors Hayward

020 3130 6421

thayward@hanovergreen.co.uk

Hannah White

020 3130 6420

hwhite@hanovergreen.co.uk

## Belgravia

LONDON

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