



GROSVENOR

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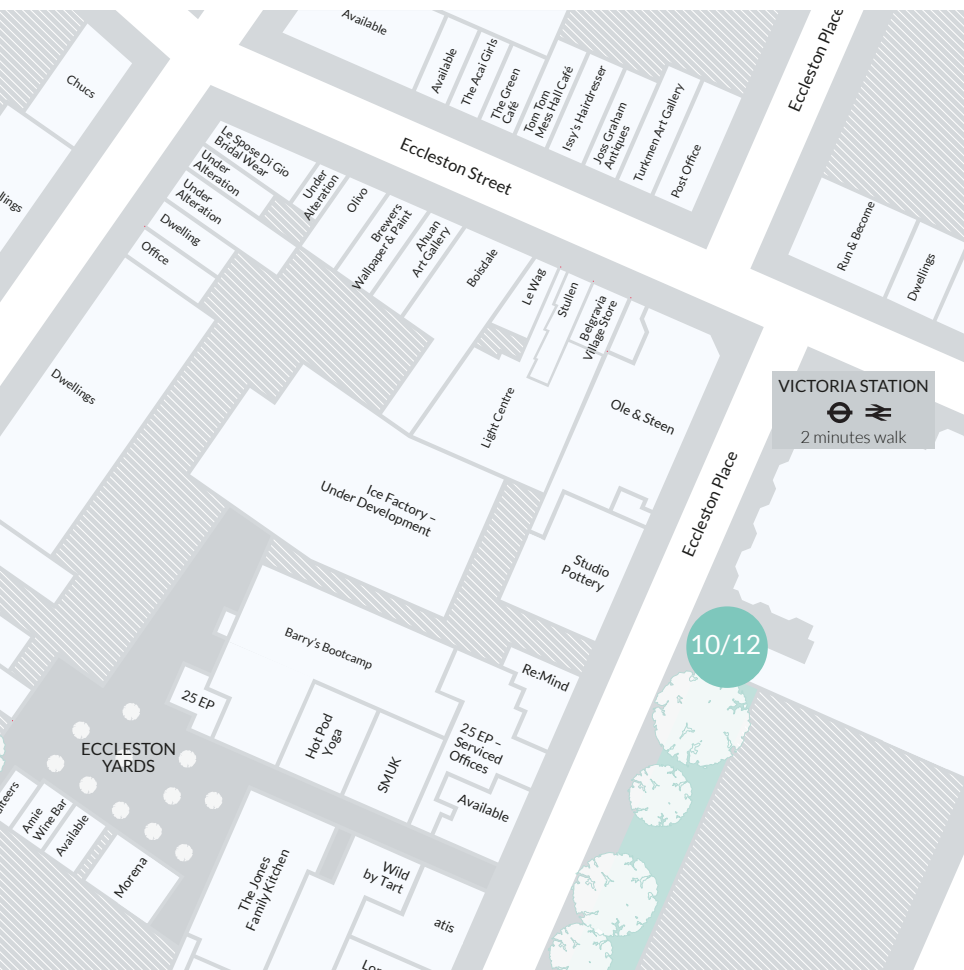
10/12
Eccleston Place

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

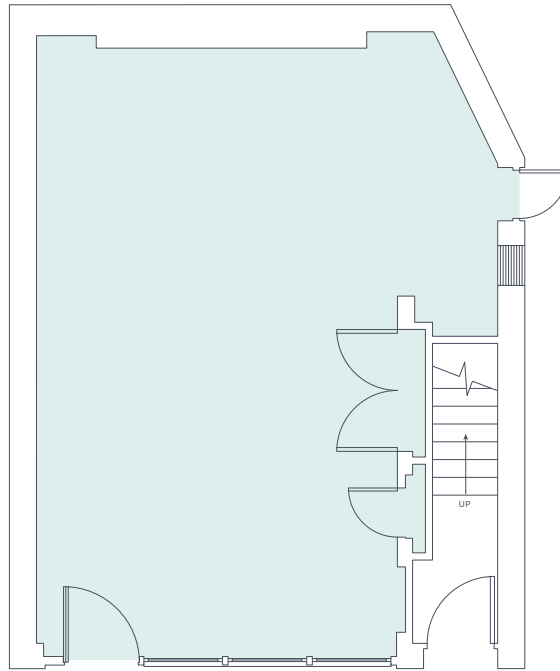
We see our relationship with our retailers as a true partnership. When our retailers thrive, we thrive, and we constantly seek to improve and adapt to ensure we are the retail landlord of choice.

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 475 sq. ft

Rent

Price upon application

Insurance Estimate (2023)

£1,169 + VAT per annum

Estate Marketing Charge Estimate

£712.50 (£1.50/ sq ft CAP)

External Decorations

On application

Service Charge Estimate (2024-2025)

£3,095

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.

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

Hanover Green on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Hanover Green has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. April 2024.