

12 Hobart Place, London, SW1

Self-contained office building by Victoria station- 4,679 Sq.Ft. to Let

OFFICE

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Location

This prime office building enjoys an enviable location on the northern side of Hobart Place, nestled between the renowned Eaton Square to the west and Grosvenor Place to the east.

With Buckingham Palace Gardens to the north and picturesque views over Grosvenor Gardens to the south, the property offers a prestigious setting.

Description

This elegant office building combines period charm with modern functionality. It features two private terraces, excellent natural light on every floor, passenger lift, fitted kitchen facilities, direct cycle access, showers and WC facilities on every floor.

Specification

- Self-contained
- Newly redecorated
- Combination of period rooms and conventional office space
- Secure fob access
- Entryphone system
- Air-conditioning throughout
- Passenger lift
- Cycle storage with separate entrance for bikes
- Excellent natural light throughout
- Private courtyard
- Terrace on second floor
- Fitted to include two fitted kitchens, reception, two boardrooms and open plan workspace

Rent

£275,000 per annum.

Rates

c. £26.00 per sq ft.

Service Charge

c. £2.50 per sq ft.

Floor Plan

Available on request.



Accommodation (NIA)

The property comprises the following approximate net internal floor areas:

| Description | sq ft | sq m |
|--------------------|--------------|---------------|
| 4th Floor | 701 | 65.13 |
| 3rd Floor | 729 | 67.73 |
| 2nd Floor | 682 | 63.36 |
| 1st Floor | 920 | 85.47 |
| Ground Floor | 849 | 78.87 |
| Lower Ground Floor | 789 | 73.30 |
| Total | 4,679 | 434.69 |

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Further Information

For further information or to arrange an inspection please contact;

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Map



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