



# 14A Lowndes Street

Office 1,144 sq ft

**Belgravia**  
LONDON





# The building

- South and West facing self-contained boutique office with period features
- Excellent natural light
- Shower facilities
- Air conditioning
- IT & WiFi fully connected
- Kitchenette
- Cycle Parking nearby
- Perimeter Trunking throughout

Images reflect the property prior to the existing lease. Offices will be returned to the condition pictured, providing modern office accommodation with stunning period features maintained.



The building provides self-contained office space arranged over three upper floors.



# Location and amenities

Lowndes Street is located in North Belgravia, a short walk from Knightsbridge Underground Station (Piccadilly line), Hyde Park Corner and Victoria (Circle & District, Victoria Line) Underground and National Rail.

Around the corner is the pedestrianised Motcomb Street, home to some of the world's leading designers, alongside emerging luxury names, renowned restaurants and neighbourhood cafés. Local brands include: jeweller Carolina Bucci, Michelin Star Pétrus, NAC, and Eres as well as the recently refurbished Pantechinon dining destination.



# The details

## AREA

<b>First Floor</b>	380 sq ft
<b>Second Floor</b>	396 sq ft
<b>Third Floor</b>	368 sq ft

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**Total** **1,144 sq ft**

## RENT

Upon application.

## RATES

£30,849 using the Standard Multiplier. Please note that rate relief may apply; interested parties are advised to verify these figures with the local authority.

## EPC

A

## SERVICE CHARGE

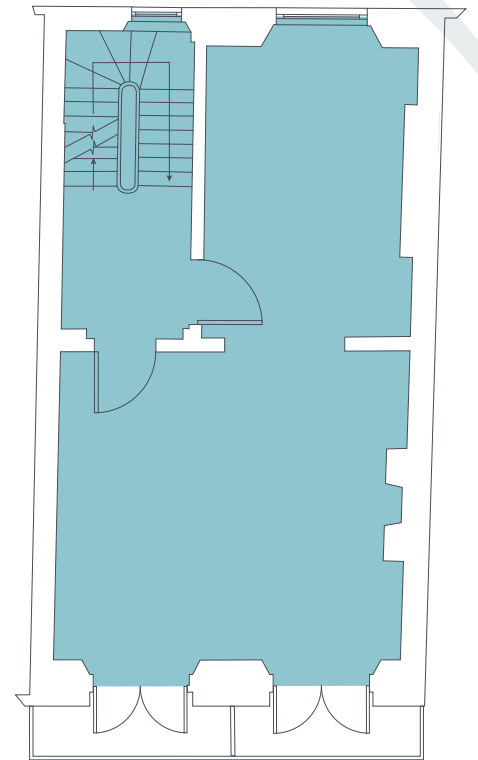
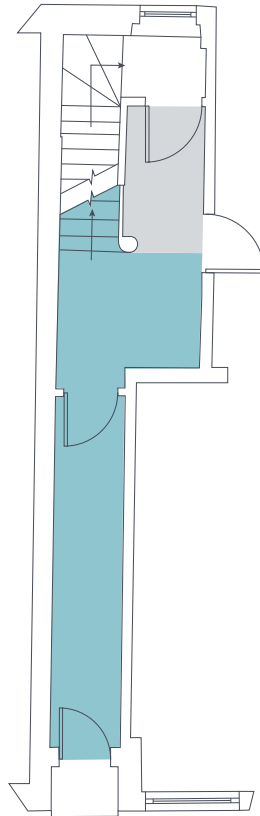
(2025 projection) £15,720

## INSURANCE

Insurance is included in rent

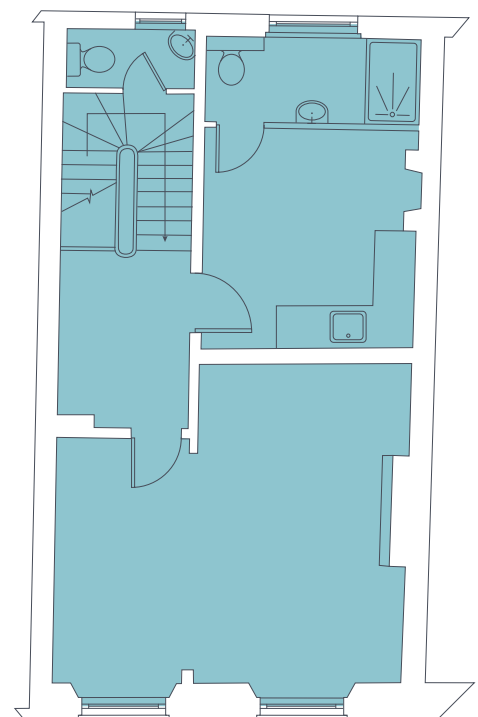
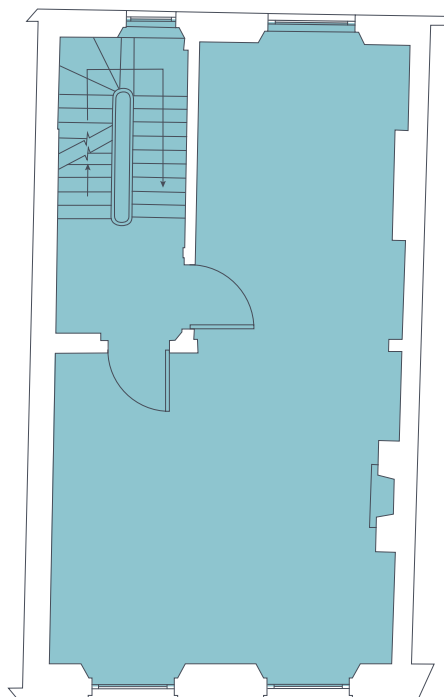
## TERMS

Any lease granted will be on standard Grosvenor terms, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

THIRD FLOOR



# Specification

**AIR CONDITIONING:** AirSource Heatpump System Model QS003UI-DL

**LIGHTING:** Aurora LED Lighting

**DATA CABLING:** CAT 6

**INTERNET PROVIDER DETAILS/ SPEED PROVIDERS:** Prime Fibre

**WCS/SHOWERS:** WC's are located on 2nd floor common parts and 3rd floor shower room.

IMAGES REFLECT PRE-OCCUPATION CONDITION.  
PROPERTY WILL BE RETURNED TO THIS  
CONDITION PRIOR TO LETTING





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GROSVENOR

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