WORKPAD

MANAGEMENT

40

GROSVENOR GARDENS SW1



[ ]

TABLE OF CONTENTS

[ ] **Introduction**

[ ] The Space

[ ] Available Floors

[ ] Location

[ ] What's included

[ ] About

[ ] Get In Touch

WORKPAD
MANAGEMENT

40

GROSVENOR GARDENS

SW1W 0EB

40 Grosvenor Gardens is a fine French Renaissance building sitting within Belgravia and in close proximity to the amenities of Victoria. The building has been restored and refurbished to an exacting standard, providing stunning premium workspace. It has a best-in-class, luxury feel and benefits from exceptional circulation space and end-of-journey facilities. There are range of floors available and there is the potential to occupy a self-contained mews. The space is offered fitted, furnished and on a fully-inclusive basis, with terms available from 24+ months, expertly managed by WorkPad Group.



[ ]

TABLE OF CONTENTS

[ ] Introduction

[ ] **The Space**

[ ] Available Floors

[ ] Location

[ ] What’s included

[ ] About

[ ] Get In Touch

WORKPAD
MANAGEMENT

THE SPACE







[ ]

TABLE OF CONTENTS

[ ] Introduction

[ ] **The Space**

[ ] Available Floors

[ ] Location

[ ] What’s included

[ ] About

[ ] Get In Touch

WORKPAD
MANAGEMENT

THE SPACE







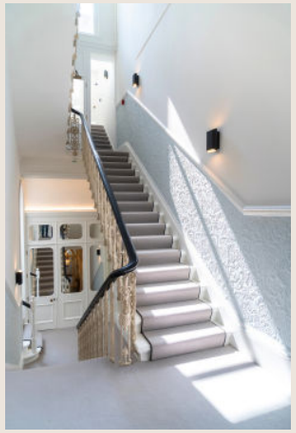




TABLE OF CONTENTS

[ ] Introduction

[ ] The Space

[ ] **Available Floors**

[ ] Location

[ ] What's included

[ ] About

[ ] Get In Touch

WORKPAD
MANAGEMENT

AVAILABLE WORKSPACE

Floor	Sq Ft	Desks
LG	782	10+
G	945	10+
1st	1,166	12+
4th	782	12

The Mews

Self-Contained Mews of 2,381 Sq Ft, catering for teams of 25+

Floor	Sq Ft
LG	961
G	649
1st	771

FLOOR PLANS



1st Floor Indicative layout

TABLE OF CONTENTS

[ ] Introduction

[ ] The Space

[ ] **Available Floors**

[ ] Location

[ ] What's included

[ ] About

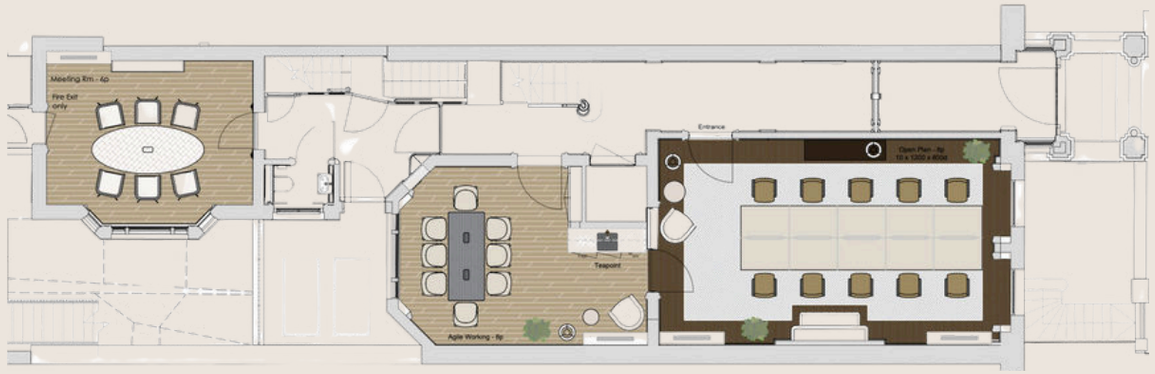
[ ] Get In Touch

WORKPAD
MANAGEMENT

LOWER GROUND AND GROUND FLOORS



Lower Ground Floor Indicative layout



Ground Floor Indicative layout

[ ]

TABLE OF CONTENTS

[ ] Introduction

[ ] The Space

[ ] **Available Floors**

[ ] Location

[ ] What's included

[ ] About

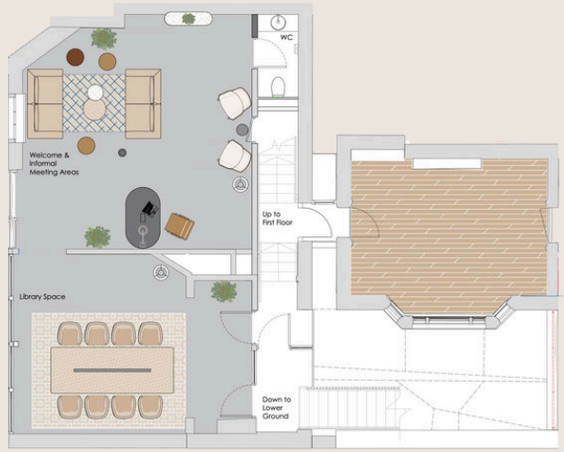
[ ] Get In Touch

WORKPAD
MANAGEMENT

THE MEWS



Lower Ground Floor Indicative layout



Ground Floor Indicative layout



First Floor Indicative layout

[ ]

TABLE OF CONTENTS

[ ] Introduction

[ ] The Space

[ ] Available Floors

[ ] **Location**

[ ] What’s included

[ ] About

[ ] Get In Touch

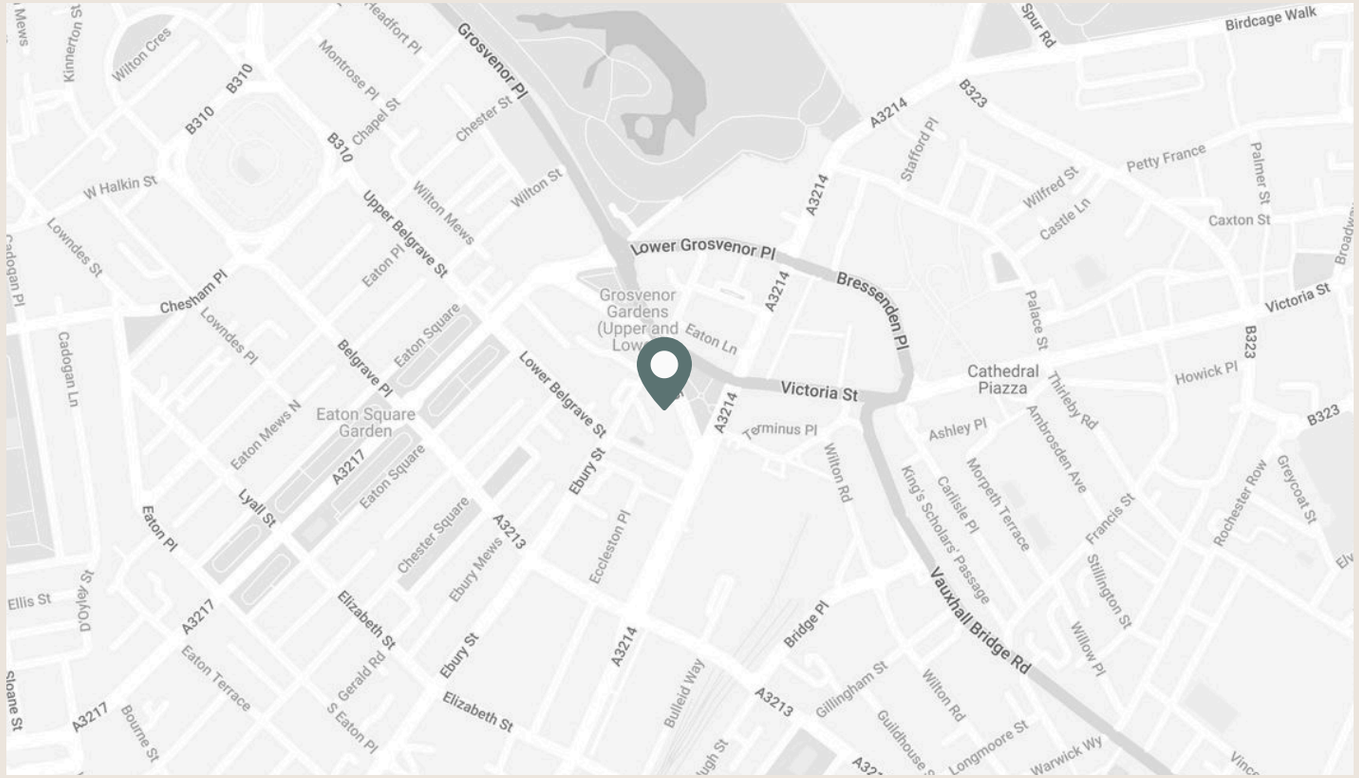
WORKPAD
MANAGEMENT

LOCATION

40 Grosvenor Gardens enjoys excellent transport links, being 2 minutes from Victoria station, providing main rail services and access to the Circle, District and Victoria tube lines.

Sitting in Belgravia, a range of restaurant and retail options are on the doorstep. Nova Victoria provides numerous dining options, from Sticks 'n' Sushi to Ole & Steen and for something more formal, the world-renowned Goring Hotel is close by. St James's Park is a short walk away, as is the vibrant Ecclestone Yards that offers independent shops, restaurants and wellness spots.





VICTORIA
walking - 2 minutes

VICTORIA
walking - 2 minutes

[ ]

TABLE OF CONTENTS

[ ] Introduction

[ ] The Space

[ ] Available Floors

[ ] Location

[ ] **What's included**

[ ] About

[ ] Get In Touch

WORKPAD
MANAGEMENT

WHAT'S INCLUDED?



Dedicated Account Management

Our central customer service team is here to support every aspect of your office occupation. A single point of contact will organise all your property, facilities & service requirements.



Fully Fitted + Furnished

The workspace is fully fitted & furnished with a range of different areas to work, meet & relax. All passes & keys are included and your name can be displayed on the reception signboard.



Enterprise Bandwidth & IT Support

Enterprise-grade fibre, 500MB to 1GB as standard, fully resilient back-up, secure wireless environment, IT support included. Specialist upgrades & telephony services available on request.



Interior Design + Space Planning

Every Occupier recieves a complimentary consultation from our in-house design team. Whilst the space is already fitted, we will ensure you get the most from your space.



Inclusive Of All Property Costs

Included in your single monthly fee will be rent, business rates, service charge, utilities (electricity, water rates, heating & lighting) & building insurance - all the traditional property overheads.



Full Facilities Management

In addition, the management of your space is included: cleaning, repairs & maintenance, compliance, health & safety, client consumables including teas, coffees & milk (subject to our fair use policy).



Customer-Focused Occupation

We lower your barriers to occupation by providing an industry-standard Office Occupation Agreement, no onerous long lease, with lead times to occupy reduced to days not months, if need be.



Additional Services

In addition to all these inclusive features, we offer a range of additional, on-demand services, covering meeting & events, technology, end-of-journey, workspace personalisation & business support.

[ ]

TABLE OF CONTENTS

[ ] Introduction

[ ] The Space

[ ] Available Floors

[ ] Location

[ ] What's included

[ ] **About**

[ ] Get In Touch

WORKPAD
MANAGEMENT

WORKPAD MANAGEMENT

OUR TEAM

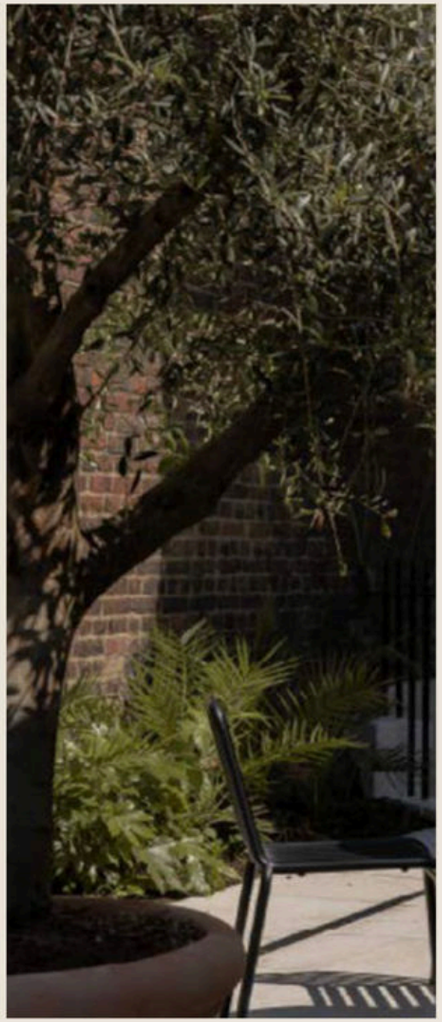
The WorkPad Management team has been successfully providing effective flexible workspace solutions to businesses since 2008. WorkPad Group itself has been in operation for 10 years and looks after occupiers at over 30 locations in central London. We are passionate about meeting our customers needs and providing you with a seamless workplace experience. We have in-house design, maintenance, compliance, finance & customer services teams, meaning we will be directly responsible for making sure your space works for you, every day.

OUR PLEDGE

WorkPad Group recognise our responsibility as a leading London real estate business. We are committed to making a positive impact on Environmental, Social & Governance issues. We work with our landlords to encourage energy efficiency, use of sustainable materials, waste reduction & biodiversity. We engage with our communities, actively organise charitable events and ensure diversity & inclusion across all our teams. We are a well-established Group that employs ethical business practices and carries out regular stakeholder engagement.

in association with FLEX
LEVY REAL ESTATE





[ ]

TABLE OF CONTENTS

[ ] Introduction

[ ] The Space

[ ] Available Floors

[ ] Location

[ ] What's included

[ ] About

[ ] **Get In Touch**

WORKPAD
MANAGEMENT

GET IN TOUCH





WWW.WORKPAD.CO.UK

Emily Georgakopolou
emily.g@workpad.co.uk
07514 979 079

in association with FLEX LEVY REAL ESTATE

Conor Butcher
conor.b@workpad.co.uk
07543 155 305

Subject to contract. WorkPad Group for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give a fair description of the property and any services provided, whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither WorkPad Group nor any of its employees has any authority to make or give any further representations or warranty whatsoever in relation to this property. Any pricing quoted is net of vat. January 2024.