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GROSVENOR WATERSIDE

D2 Space To Let

Location

Grosvenor Waterside, set in a prime riverside location on the north bank of the River Thames, is located on the prestigious Chelsea/Westminster border, and lies just south of the proposed redevelopment of Chelsea Barracks.

The premises, situated within a unique building designed by Ken Shuttleworth, would ideally suit a gym or leisure use and is available on the following terms.

Accommodation

The property is arranged over the ground floor with the following approximate internal area:

13,853 sq ft	1,287 sq m
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There is a clearance head height of 3.6m

Lease

A new FRI lease for a term to be agreed.

Rent

£166,200 per annum, exclusive of rates and service charges, equating to £12 per sq ft

Service Charge

The estimated service charge is £2.97 per sq ft

Rates

The property is yet to be assessed for business rates.



Legal Costs

Each party to bear their own legal and professional costs.

Viewings

Viewings are strictly by appointment via sole letting agents Knight Frank LLP:

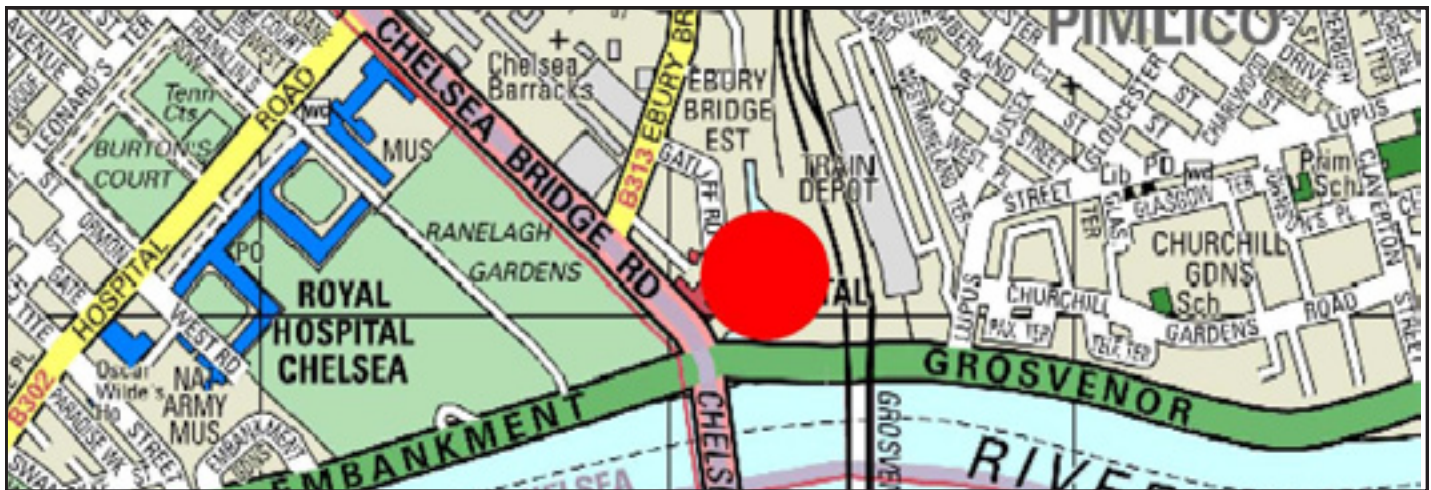
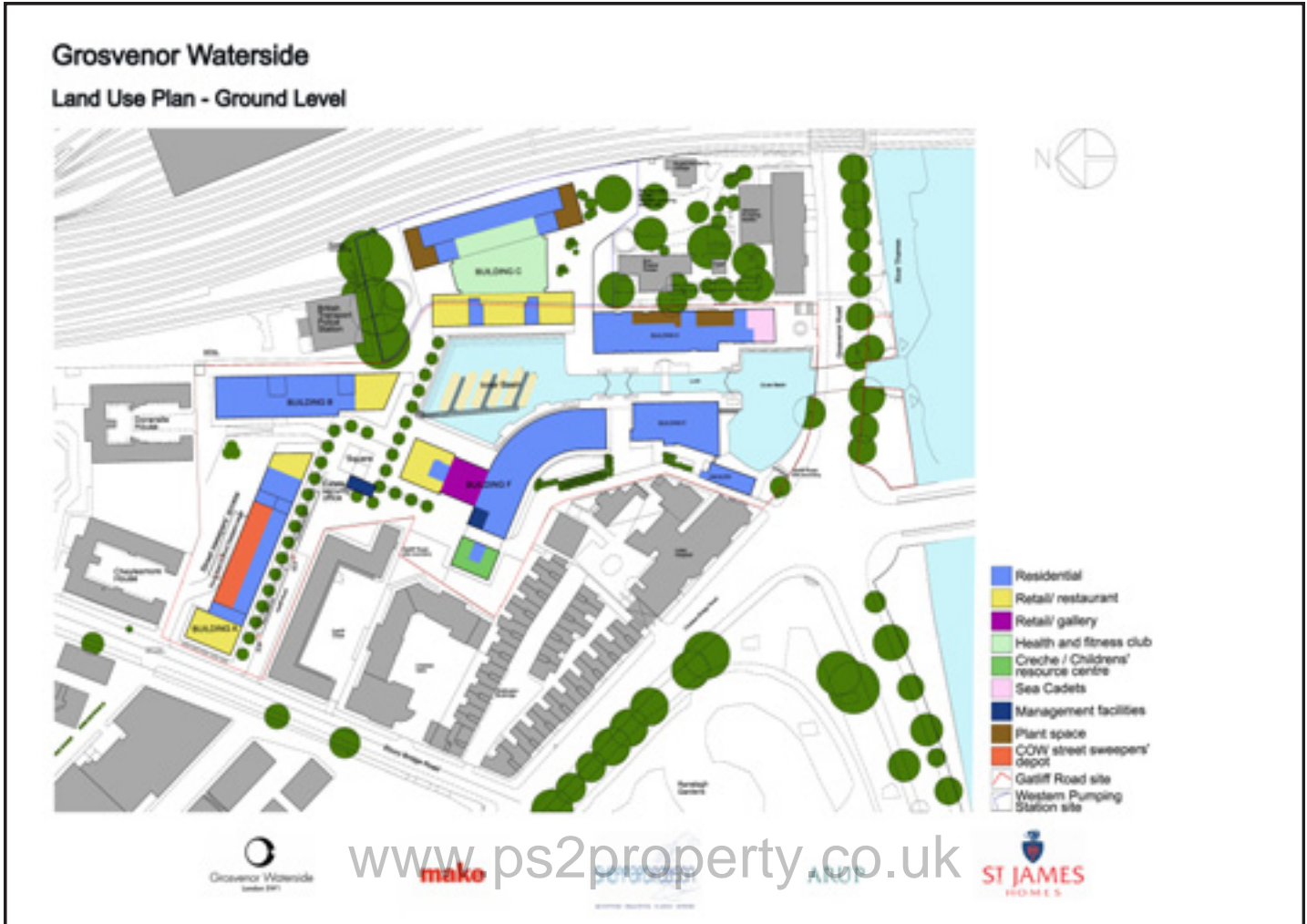
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Details and photo dated March 09