MATT SIDDELL
REAL ESTATE ADVISORY

FOR SALE

13 GROSVENOR PLACE, **BELGRAVIA SW1X 7HH**

PRIME CENTRAL LONDON OFFICE INVESTMENT / DEVELOPMENT OPPORTUNITY

Adjacent to Buckingham Palace and Hyde Park Corner, 13 Grosvenor Place is a rare Grade II listed opportunity in one of London’s most prestigious addresses.

With exceptional transport links and potential for boutique offices or HQ address, this is a landmark asset in the heart of London.

HIGHLIGHTS

- Prime Belgravia address, close to Hyde Park Corner and Buckingham Palace
- Excellent transport links: Hyde Park Corner Underground (Piccadilly line) within walking distance, easy access to Victoria Station (rail and Gatwick Express)
- Surrounded by embassies, high-end hotels, and luxury retail

DESCRIPTION

- Grade II Listed prestigious HQ office building arranged over **lower ground, ground, and four upper floors**
- Extending to **11,441 sq ft (gross)** with **9,325 sq ft NIA**
- Leasehold with 107 years unexpired
- Ground rent: NIL
- Potential to refurbish or reposition as boutique offices

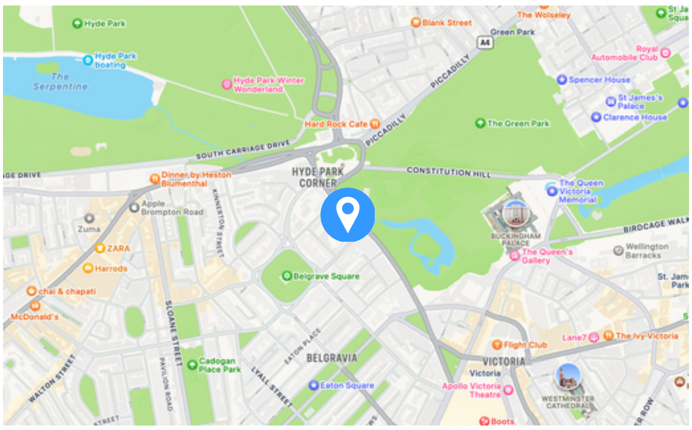
KEY FEATURES

- Rare Belgravia (long leasehold) opportunity
- Grade II listed period building with prestige façade and address
- Substantial floorspace: 11,441 sq ft GIA

LOCATION

- Adjacent to Buckingham Palace, Hyde Park, and London’s most exclusive five-star hotels
- Prestigious address favoured by diplomats, and high-net-worth families seeking security and discretion
- 100 meters from the new Peninsula Hotel
- Exceptional connectivity: minutes on foot to Knightsbridge, Mayfair, and London’s West End, with Heathrow, Gatwick and Battersea Heliport easily accessible
- Surrounded by world-class luxury shopping, Michelin-starred dining
- Rare Grade II Listed opportunity in one of London’s most desirable postcodes, with enduring long-term value preservation

Local Authority: Westminster City Council



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exp REALTY

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PLANNING & DEVELOPMENT POTENTIAL

Potential to reposition as:

- HQ office space
- Boutique professional offices for single or multiple occupiers

Subject to planning permission and listed building consent.

ANTI-MONEY LAUNDERING

In compliance with anti-money laundering legislation, the successful bidder will be required to submit relevant documents which will be requested before agreeing Heads of Terms with the vendor.

TENURE

Leasehold with 107 years unexpired.

LISTED BUILDING

The property is Grade II listed period building.

VAT

No VAT payable.

SDLT

SDLT is payable at the reduced commercial rates, not more than 5%.

TERMS

Offers invited in excess of **£15,000,000.**

CONTACT

Images, floor plans and further information available upon request. Please contact:

MATT SIDDELL

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