



www.vantage-uk.com

Vantage Properties & Management Ltd.

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Grosvenor Square, Mayfair W1

Leasehold | Office building | £12m



- Office space totalling 8010 sq.ft
- Usage – B1 with potential for A1 or A2
- Currently in shell condition
- Licence to create luxury offices with two lifts
- 3 x car parking spaces
- Approximately 48 years remaining on the lease (Ends June 2057)
- Located close to Green Park & Bond Street tube stations

Viewing Highly Recommended

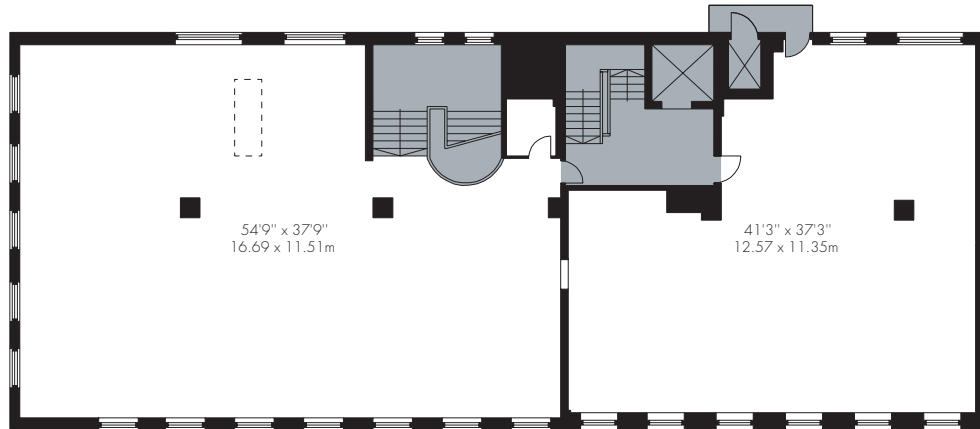
Please ring us to make an appointment. We open from 9:30 am to 6:00 pm Monday to Friday, 10:00 am to 2:00 pm Saturday.

These particulars are given in good faith and are intended to a fair description of the property. They do not form part of an offer or contract, and no responsibility can be accepted as to their accuracy.

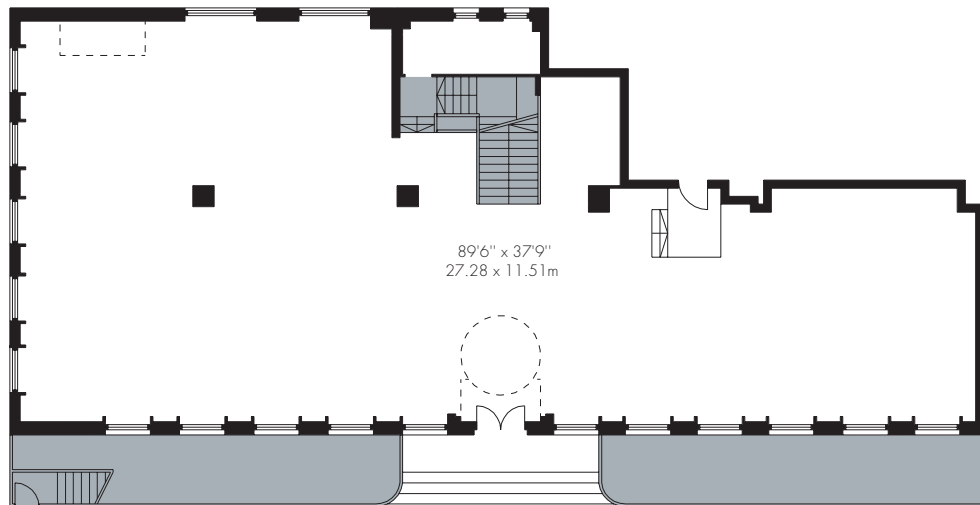
ACCOMMODATION (GIA)

Floor	Sq Ft	Sq M
1st Floor	3,313	307.77
RG Floor	2,846	264.39
LG Floor	1,851	171.95
TOTAL	8,010	744.11

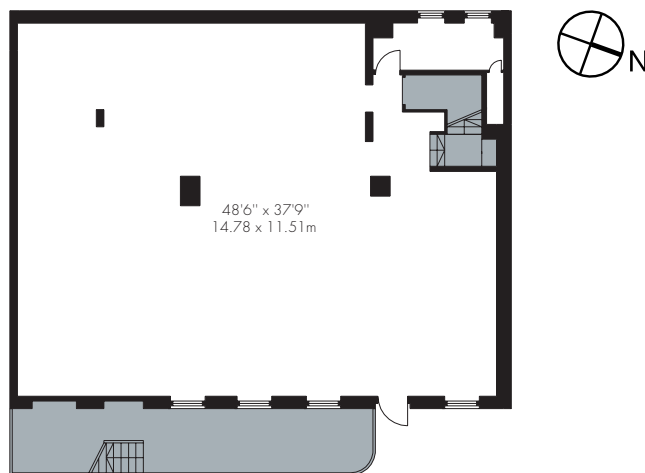
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Indicative floor plans, not to scale.