



## 8 Headfort Place, Belgravia, SW1X 7DH

Attractive self-contained Belgravia Mews building - Available to let

- Impressive entrance / reception area
- Self-contained mews building
- Fully fitted kitchenette
- New air conditioning and heating

## Overview.

Attractive self-contained Belgravia Mews building - Available to let

## Location.

The building is situated in the heart of Belgravia, on the east side of Headfort Place, close to the junction with Chapel Street. There are a number of bus routes that pass close to the building and the nearest stations are Hyde Park Corner (Piccadilly underground line) and Victoria (Victoria, District & Circle underground lines, and Victoria Main-line and Gatwick Express), both within a short walking distance.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Sq ft	Sq m
2nd	808	75.07
1st	803	74.60
Ground	855	79.43
<b>Total</b>	<b>2,466</b>	<b>229.10</b>

## Financials.

Rent	£79.50 per sq ft
Rates Payable	£19.31 per sq ft
VAT	Not applicable
EPC Rating	C (75)

## Terms.

A new lease is available for a term by arrangement, subject to vacant possession.

## Description.

Elegant self-contained mews building arranged over ground, 1st and 2nd floors, served by a smart modern-designed ground floor reception. The building as a whole has been recently refurbished and offers a rare opportunity to acquire a high quality office building in a highly sought after location.

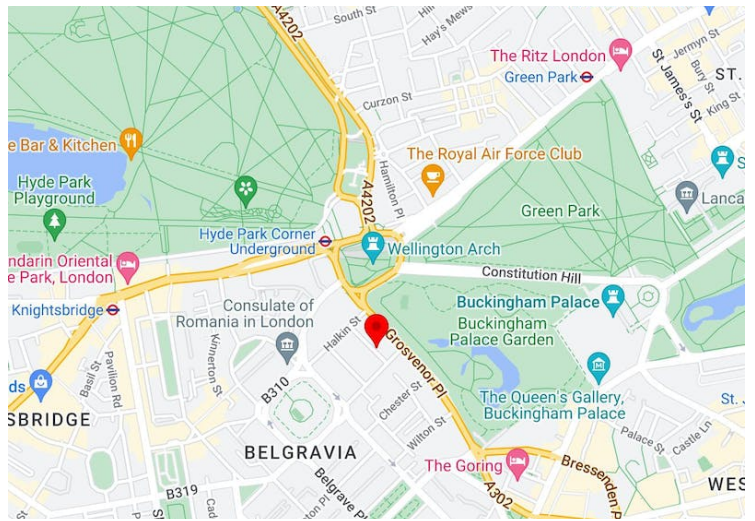
\* Furniture displayed on imagery has been removed by the previous Tenant.

## Contacts.

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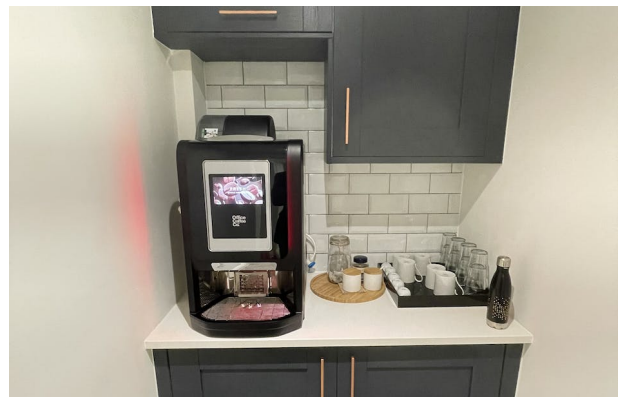
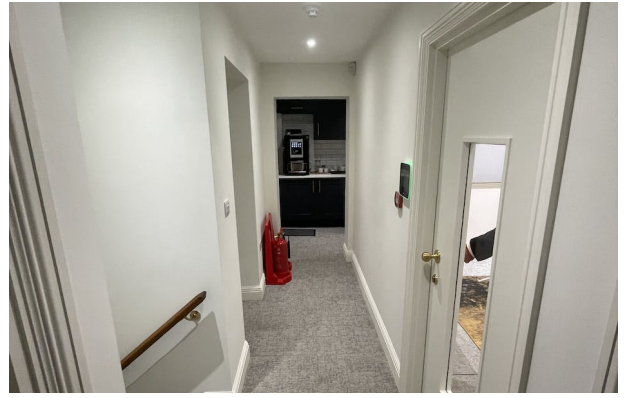


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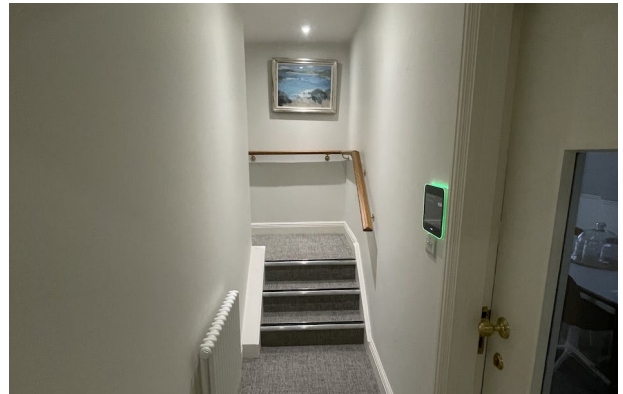




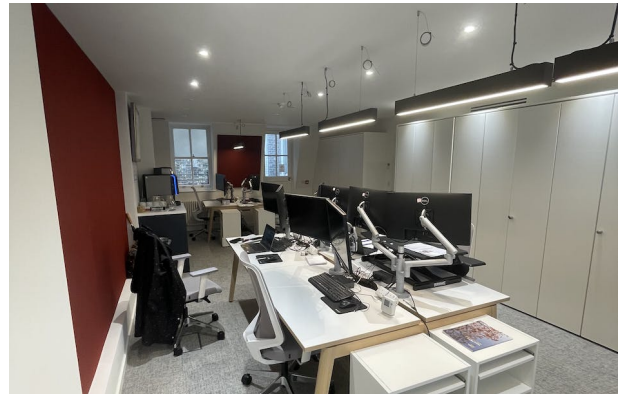








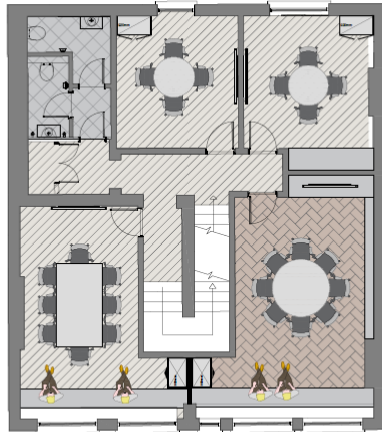






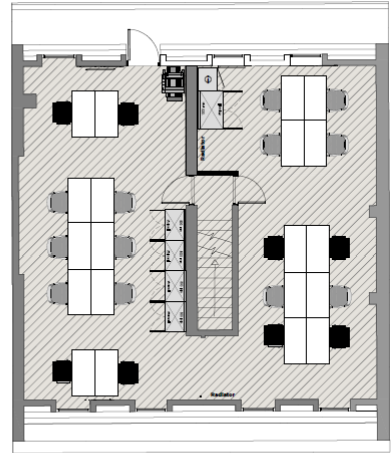
**GROUND FLOOR**

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**FIRST FLOOR**

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**SECOND FLOOR**