

7 ECCLESTON STREET

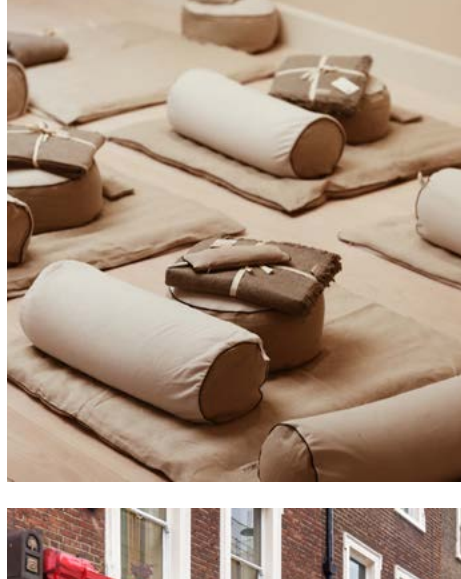
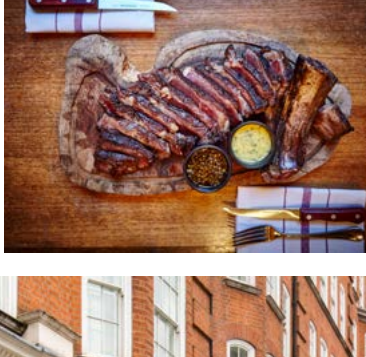


**7 ECCLESTON STREET
IS LOCATED AMONG
EXCITING OCCUPIERS
INCLUDING RUN AND
BECOME, BOISDALE,
BARRY'S BOOTCAMP
AND TART LONDON.**



A HOME FOR INNOVATIVE ENTREPRENEURS AND CREATIVE TALENT

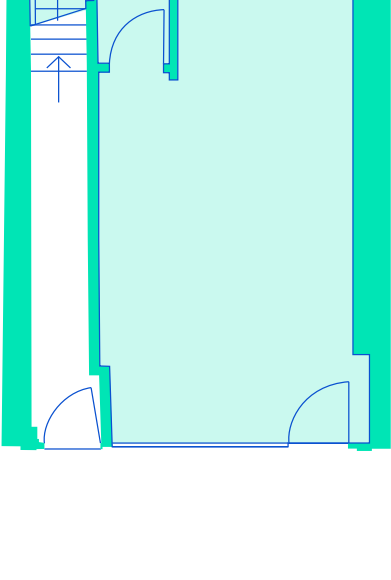
Eccleston Street, surrounded by Chelsea and Pimlico, connects the thriving urban village of Belgravia to the bustling commuter hub of Victoria Station just minutes away. The energetic destination is home to an array of independent retailers, amenities, restaurants and cafés that serve a diverse community of residents, visitors and nearby workers.



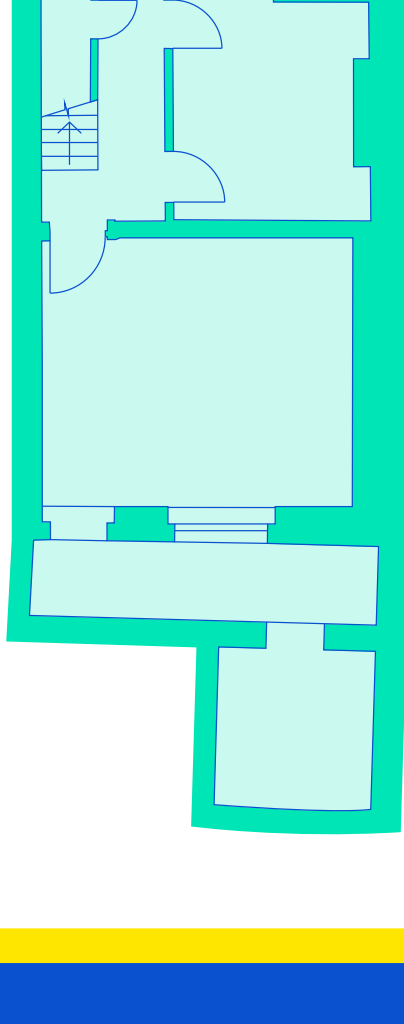
Clockwise from top right:
Re: Mind - 25A Eccleston Place,
Boisdale - 15 Eccleston Street,
The Jones Family Kitchen - 7-8 Eccleston Yard
Run and Become - 4 Eccleston Street.

FLOOR PLAN

Ground Floor Plan:



Lower Ground Floor Plan:



Area:

- Ground: 277 sq ft (25.73 sq m)
- Basement: 278 sq ft (25.83 sq m)
- Vaults: 113 sq ft (10.5 sq m)
- TOTAL : 668 sq ft (62 sq m)

PROPERTY DETAILS

Specification:

The unit has been white-boxed.

Rent:

→ £45,000 pax

Service Information:

- Power provision: Electric only
- Gas supply size: N/A
- Water supply: 15mm diameter
- Electrical supply: 100A Three Phase
- Drainage capacity: Sufficient for A1 unit

Lease Terms:

The unit will be available on standard Grosvenor terms. The lease will be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

EPC Rating: C - 66

Rates:

Rateable Value: £33,750

UBR: 48p

Rates Payable: £16,200

Parties are advised to make their own enquiries to the local authority to verify these figures.

AGENT DETAILS

Strictly by appointment through the agents.
Agent contact details:

Lucy Cope
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GROSVENOR

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