

14-15 ECCLESTON YARDS



Scan QR code or click [here](#) for internal view of 14-15 Eccleston Yards



14-15 ECCLESTON YARDS sits nestled within an innovative and vibrant area just a stone's throw away from Victoria Station. The unit is located at the entrance to Eccleston Yards – a hub of wellbeing, food and creativity around a central courtyard. Current occupiers include: Barry's Bootcamp, Wild by Tart, Ole & Steen and Morena.



PARTNERSHIP

We see our relationship with our retailers as a true partnership. When our retailers thrive, we thrive, and we constantly seek to improve and adapt to ensure we are the retail landlord of choice.

RETAIL CONCIERGE

We know that opening a store can be time-consuming and stressful. We offer a menu of services to smooth the journey for our retailers, from managing your fit out to facilities support and marketing services.

UTILITIES

We provide our retail occupiers with water, gas (if applicable), waste collection and deep green electricity, all at competitive prices. Smart meters mean our occupiers only pay for what they use, and we take away the hassle factor of setting up utilities accounts.

EVENTS AND MARKETING

Managing an estate means we have a dedicated marketing team working to promote our retail streets. We organise events to drive targeted footfall, dwell time and spend, such as the Eccleston Yards Markets.

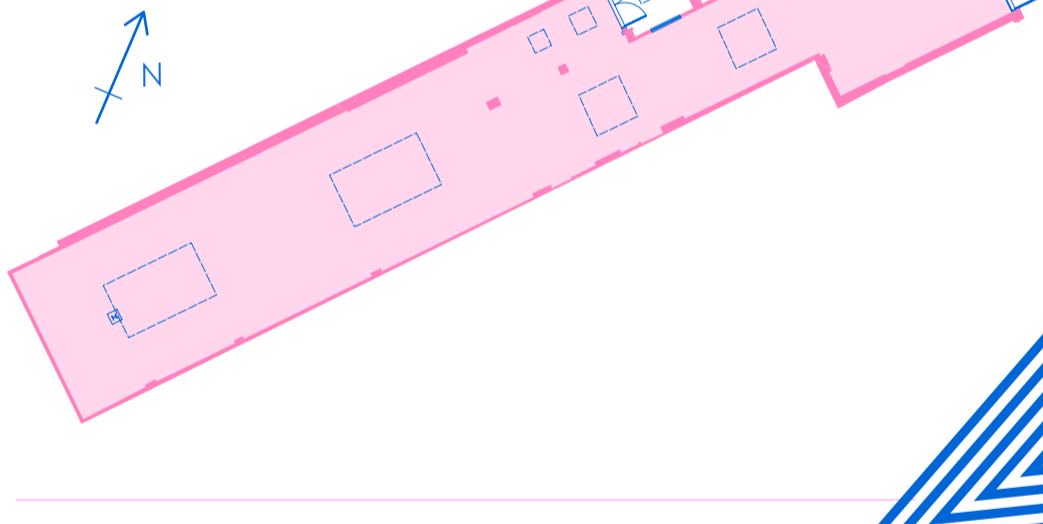
PUBLIC REALM

We invest in our streets to add greening and engaging activations. Wander Art – London's largest outdoor gallery – is currently adorning the Estate, welcoming visitors back to the area.

SUSTAINABILITY

Grosvenor has committed to ambitious sustainability targets, including achieving net zero carbon operational emissions across all directly managed buildings globally by 2030. We work with like minded partners through collaboration, innovation and supportive networks.

GROUND FLOOR



LEASE DETAILS

AREA:
Ground: 2,338 sq ft (217.2 sq m)

UTILITIES:

Electrical
Metered electrical service – 100A 3-phase supply and a diversified allowance of 22 kVA.

Gas None

Data
open access prime fibre broadband

Water
Metered 22mm (0.26 l/s) external diameter incoming cold water mains services, valved and capped within the lease.

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

RENT:

Price upon application

USE:

Class E

BUSINESS RATES:

2020/21 Rates – £31,000 per annum

Rates Payable – £14,446 per annum

Please note that rates relief may apply. Interested parties are advised to make their own enquiries of the local authority.

ANNUAL SERVICE CHARGE:

£17,840.74 per annum

INSURANCE:

£2,544 per annum

ESTATE MARKETING CHARGE:

£1,637 per annum

EPC – A valid EPC will be provided.

COSTS

Each party to bear their own legal and professional costs incurred.

AGENTS DETAILS

Viewings are strictly by appointment through the joint agents:



BRUCE GILLINGHAM POLLARD

JAMIE ORME
07919 557483
jamie@brucegillinghampollard.com

LUCY COPE
07595 267866
lucy@brucegillinghampollard.com



Colliers INTERNATIONAL

GEORGE COLLISON
07784 213879
george.collison@colliers.com

SASHA RIDDLE
07900 160815
sasha.riddle@colliers.com



GROSVENOR

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