

# 25

Victoria Street

LONDON SW1



Grade A  
Fitted Out Office  
TO LET  
3,272 sq ft - 5,350 sq ft

## DESCRIPTION

The building underwent comprehensive refurbishment in 2007 and provides Grade A accommodation. Part of the first floor is available which has been fitted out to a high standard and comprises a large open plan area, some meeting rooms and a sizeable break-out area having an approximate net internal floor area of 3,272 sq ft.

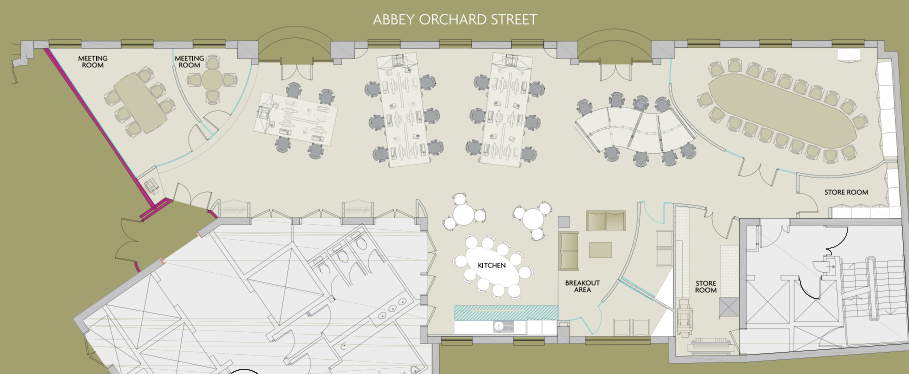
A further 2,078 sq ft can also be made available on the second floor.

## AMENITIES

- ▶ VRV Air Conditioning
- ▶ Three 13 Person Passenger Lifts
- ▶ Goods Lift
- ▶ Raised Floors (145mm)
- ▶ Metal Tiled Ceilings
- ▶ LG3/LG7 Compliant Lighting
- ▶ Contemporary Reception
- ▶ Concierge
- ▶ 24 Hour Access
- ▶ Male, Female and DDA toilets
- ▶ Showers
- ▶ Bike Racks

## PART FIRST FLOOR

3,272 sq ft



A further 2,078 sq ft is available on the second floor



Photo of floor prior to fit out



View from St James's Park



Cardinal Place Shopping Centre



## LOCATION

The building is prominently located on the south side of Victoria Street at the junction of Abbey Orchard Street. St James's Park (Circle and District) station is within a few minutes walk, Westminster (Jubilee, Circle and District) station and Victoria (Victoria, Circle, District and Mainline) station are close by. The area also benefits from a diverse range of restaurants, bars, shops and hotels.

## TERMS

A new effective FRI sublease is available for a term to be agreed, outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954. Rent upon application.

## VIEWING

Strictly by appointment through sole letting agent.



## CONTACT

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