



1,313 - 5,568 SQ FT
PREMIUM OFFICE SPACE

THE BUILDING

BOUTIQUE WORKSPACE

High quality contemporary office accommodation with a roof terrace, behind a stunning historic façade.

The offering comprises new fully fitted and furnished suites, finished to the highest standards, designed to suit a range of different occupiers.



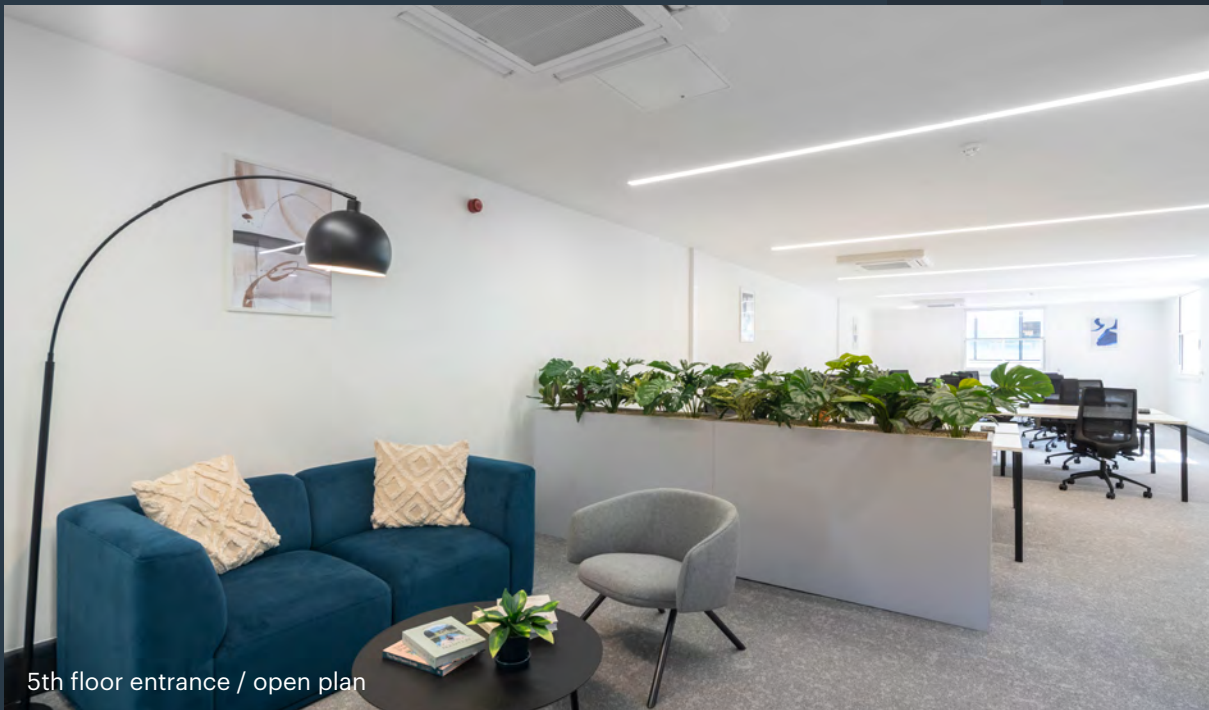
Building entrance



5th floor breakout space



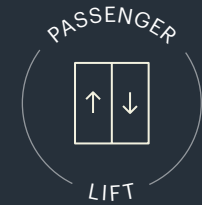
Communal roof terrace



5th floor entrance / open plan

SPECIFICATION

ALL IN THE DETAIL



THE SPACE

UNRIVALLED FINISHES

The floors will be fully furnished to provide a range of open plan desks, meeting rooms, breakout areas and a kitchen.



5th floor meeting room

ACCOMMODATION

AVAILABLE SPACE

Floor	Condition	Sq Ft	Sq M
5th	Fully Fitted	2,120	197
Part 2nd	Fully Fitted	2,135	198
Part 1st	Fully Fitted	1,313	122
Total		5,568	517

1st Floor Space Plan

1,313 Sq Ft / 122 Sq M

Open plan desks	15
8 person meeting room	01
Breakout area	01
Kitchen	01
Comms Room	01
Zoom Room	01

2nd Floor Space Plan

2,135 Sq Ft / 198 Sq M

Open plan desks	18
Executive office	01
6 person meeting room	01
12 person meeting room	01
Breakout area	01
Kitchen	01

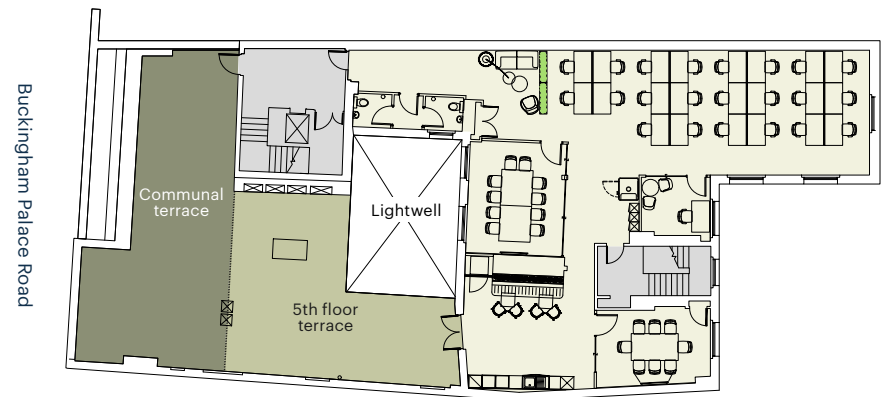
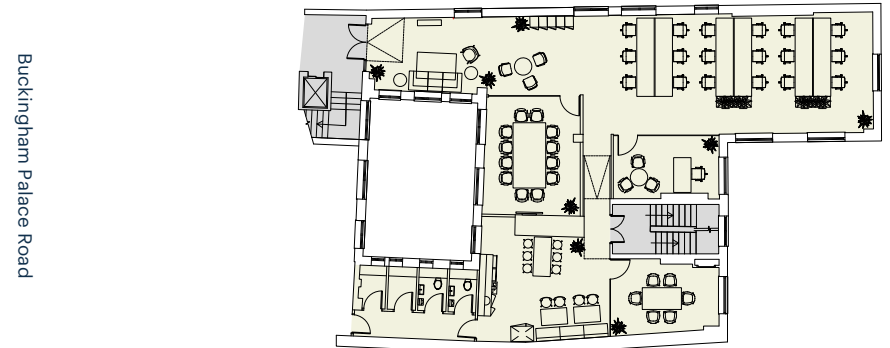
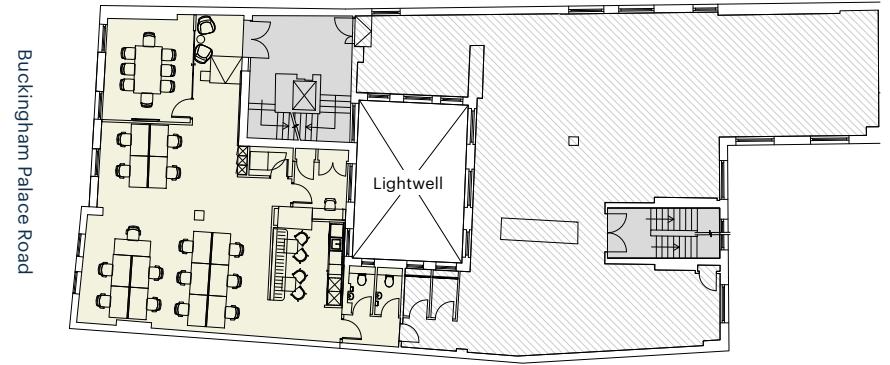
5th Floor Space Plan

2,120 Sq Ft / 197 Sq M

Open plan desks	22
Private office	01
8 person meeting room	01
10 person meeting room	01
Breakout area	01
Kitchen	01



1st floor breakout space



● Office ● Core ● Unavailable ● 5th floor terrace ● Communal terrace

Plans not to scale. For indicative purposes only.



1st floor open plan

LOCATION

PRIME POSITION

The local area features a host of vibrant bars and restaurants, along with excellent transport links.

The building is surrounded by green spaces and is only a short walk away from Victoria station. Nova and Cardinal Place are on the doorstep, offering many food and drink options.

LOCAL AMENITIES

HARRY'S



Bone Daddies



FLAT IRON

REBEL



STOKE HOUSE



VICTORIA

04
mins walk



HYDE PARK CORNER

08
mins



ST. JAMES'S PARK

10
mins



GREEN PARK

15
mins



SLOANE SQUARE

15
mins



Walk times from the building. Source: TfL

FURTHER INFORMATION

GET IN TOUCH

VIEWINGS

Strictly through the joint sole letting agents.



SCOTT FISHER

07890 572 225

sfisher@tuckerman.co.uk

JADE HENSON-AMPHLETT

07921 452 727

jhensona@tuckerman.co.uk

JAMIE CHRISTIAN

07561 852 667

jchristian@tuckerman.co.uk

TERMS

Available on request.

**AVISON
YOUNG**

HARRIET DE FREITAS

07940 516 827

harriet.defreitas@avisonyoung.com

CHARLES HENRY

07442 485 123

charles.henry@avisonyoung.com

Tuckerman and Avison Young for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) no person in the employment of neither Tuckerman nor Avison Young has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of Tuckerman or Avison Young nor any contract on behalf of the vendor; (4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. June 2026.