

PIMLICO SW1

From 8,000 - 52,442 Sq Ft  
Refurbished Offices to Let

ONE  
DRUMMOND  
GATE

# A LANDMARK PIMLICO OFFICE BUILDING

One Drummond Gate is a contemporary office building with a recently refurbished high quality reception. The building totals 108,527 sq ft (10,083 Sq M) arranged over Lower Ground to Fourth floors. We currently have 52,442 sq ft of available office accommodation. The Ground floor can be split from 8,000 sq ft.



## SPECIFICATION

- VAV air-conditioning / fan coil on ground floor
- Male, female & DDA WCs
- Part raised floor
- Metal tiled suspended acoustic ceiling
- 3 x16 passenger lifts
- Goods lift
- 24 hour access
- Cycle storage
- Car parking (by separate arrangement)
- Excellent natural light & impressive views over London (3rd & 4th floors)
- Refurbished reception area



Fourth Floor

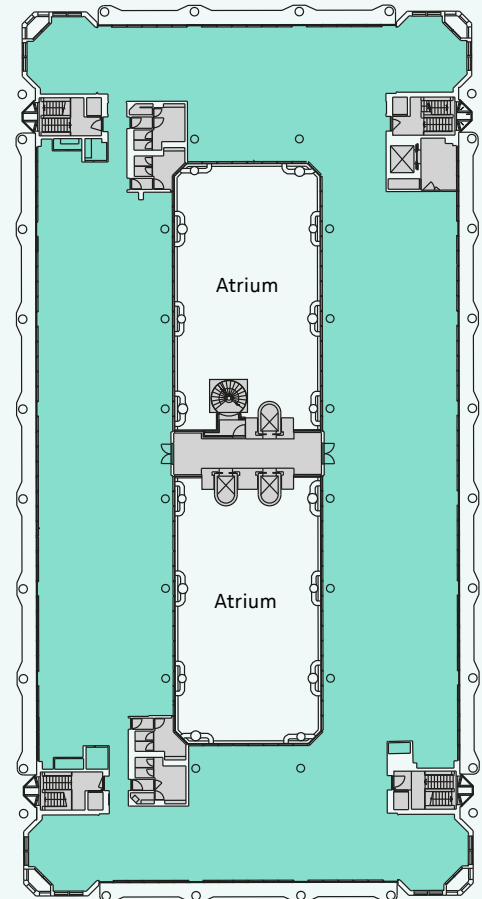
## THE AVAILABLE ACCOMMODATION IS OVER THE GROUND, THIRD AND FOURTH FLOORS

The accommodation is arranged in an efficient rectangular shape, wrapped around the central atrium and lift lobby. The upper floors draw light from the central atrium and floor to ceiling windows on all sides of the floor plate.

Each upper floor possesses two points of access and are partially fitted out with a number of meeting rooms, shower facilities and the remaining as open plan space. The large windows and views across London make the upper floors a very attractive prospect to any incoming occupier looking for highly productive and inspiring space for all their staff.



**TYPICAL UPPER FLOOR**  
17,941 SQ FT / 1,667 SQ M



### ACCOMMODATION

Floor	Sq Ft	Sq M
Fourth	16,697	1,551
Third	17,941	1,667
*Ground	17,804	1,654
<b>Total</b>	<b>52,442</b>	<b>4,872</b>

\* The Ground floor can be split from 8,000 - 9,000 sq ft.

For indicative purposes only, not to scale.



# ONE DRUMMOND GATE IS SITUATED IN THE WEST END SUB-MARKET OF PIMLICO.

Located in the City of Westminster, Pimlico is bound by Mayfair and St. James's to the North, Belgravia to the west and the River Thames to the south and east. The surrounding area is occupied by a vibrant mix of office, retail and residential uses. The Victoria tube line is a 1 minute walk away.

## AMENITIES

1. Pret
2. A Wong
3. Tate Britain
4. Gustoso
5. Cambridge Street Kitchen
6. Café De Borek



<b>PIMLICO</b>  <1 Mins Walk	<b>VAUXHALL</b>  8 Mins Walk	<b>VICTORIA</b>  10 Mins Walk	<b>ST JAMES'S PARK</b>  13 Mins Walk	<b>OXFORD CIRCUS</b>  13 Mins	<b>BANK</b>  15 Mins
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**Rent:**  
£49.50 per sq ft.

**Service Charge:**  
£10.50 per sq ft approx.

**Business Rates:**  
£21.20 per sq ft approx.

**Lease:**  
New flexible leases available direct from the Landlord.

**VIEWING**  
Strictly through sole letting agents.

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