

TWO  
BESSBOROUGH  
STREET

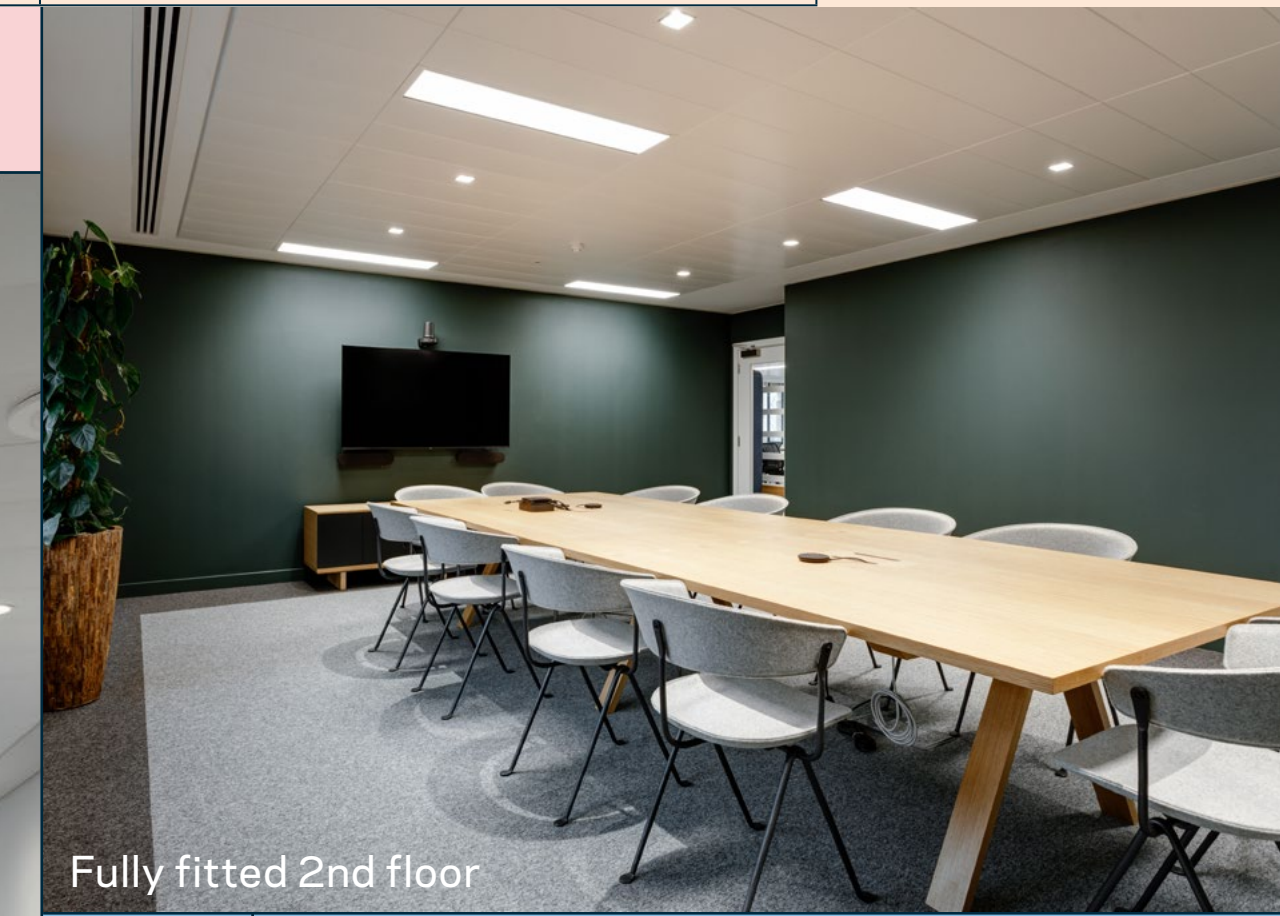


For a customisable or ready-to-use workspace, a new office at Two Bessborough Street is the place to be.

Enjoy a contemporary and well-connected office in the heart of Pimlico, tastefully refurbished to a premium standard. Two Bessborough Street offers a mixture of pre-fitted and Cat A office space, with the benefit of communal meeting rooms, state-of-the-art amenities, and a central London location. Customise it according to your requirements and make it your ideal workspace.



Fully fitted 5th floor



Fully fitted 2nd floor



Fully fitted 5th floor

Each design element has been carefully considered for not only its practicality but also its environmental sustainability. The end result is a refreshing, unique and liberating office concept.

Total building area

36,553 SQ FT

Number of floors

8

Cat A floors

5

Typical floor size

5,300 SQ FT

On-site meeting rooms

6

Fully fitted floors

2

LOCATION

# Community spirit

An office in the heart of Pimlico combines the perks of being a short journey to Victoria and the West End, with an urban village atmosphere, green spaces and the riverside all on your doorstep.



Brewhouse, 5 min walk

Khallouk & Taylor Deli, 3 min walk



Tate Britain, 7 min walk



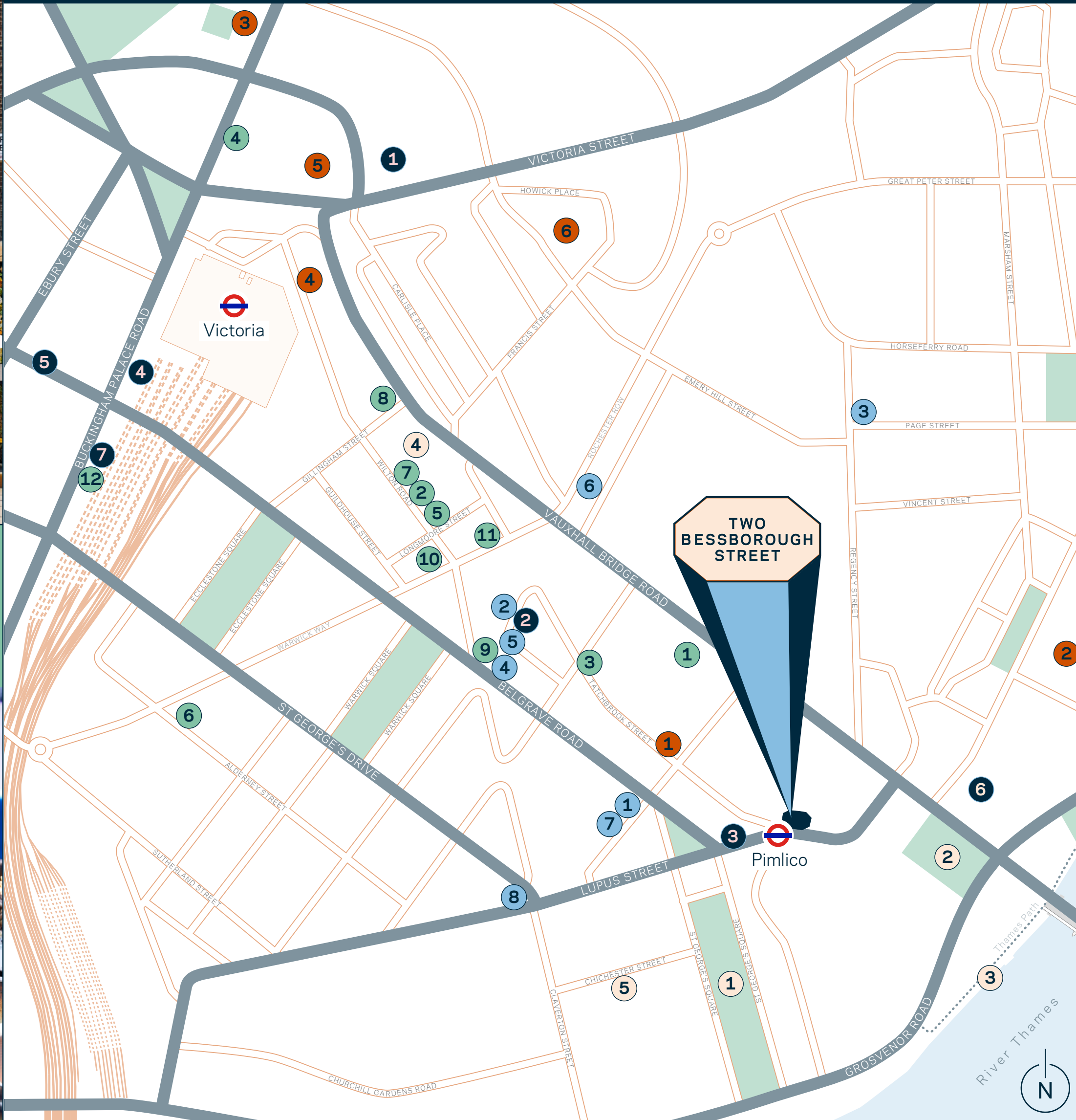
Thames Path, 14 min walk



The streets surrounding the building are alive with local pubs, independent boutiques and artisan coffee shops, and the nearby green spaces of St. George's Square and Bessborough Gardens are the perfect spot for lunch or al fresco meetings. Just a short walk away, enjoy Victoria's lively dining scene, Tate Britain for culture and the open spaces of the Thames riverside.



**LOCATION**



**Restaurants & Eateries**

- ① Moo Cantina Pub & Kitchen
- ② Preto Victoria
- ③ Cask Pub & Kitchen
- ④ Nova Food Quarter
- ⑤ Lorne
- ⑥ Artist Residence
- ⑦ A.Wong
- ⑧ Tozi
- ⑨ Cacio & Pepe
- ⑩ Pimlico Fresh
- ⑪ The Queens Arms
- ⑫ Ecclestone Yards

**Cafés & Bakeries**

- ① Little Bread Pedlar
- ② Gail's Bakery Pimlico
- ③ Regency Cafe
- ④ Grumbles
- ⑤ The Roasting
- ⑥ The Rochester Cafe
- ⑦ Khallouk and Taylor
- ⑧ Brewhouse

**Retail**

- ① Cardinal Place
- ② Dovers Flowers
- ③ Wine Rack
- ④ Victoria Place
- ⑤ Belgravia Books
- ⑥ Flowers By Van Twisk
- ⑦ Ecclestone Yards

**Art & Culture**

- ① Cave
- ② Tate Britain
- ③ The Royal Mews, Buckingham Palace
- ④ Apollo Victoria Theatre
- ⑤ Victoria Palace Theatre
- ⑥ Westminster Cathedral

**Leisure & Open Spaces**

- ① St George's Square
- ② Bessborough Gardens
- ④ The Thames Path
- ⑤ Queen Mother Sports Centre
- ⑥ Dolphin Square Gym

# Access all areas

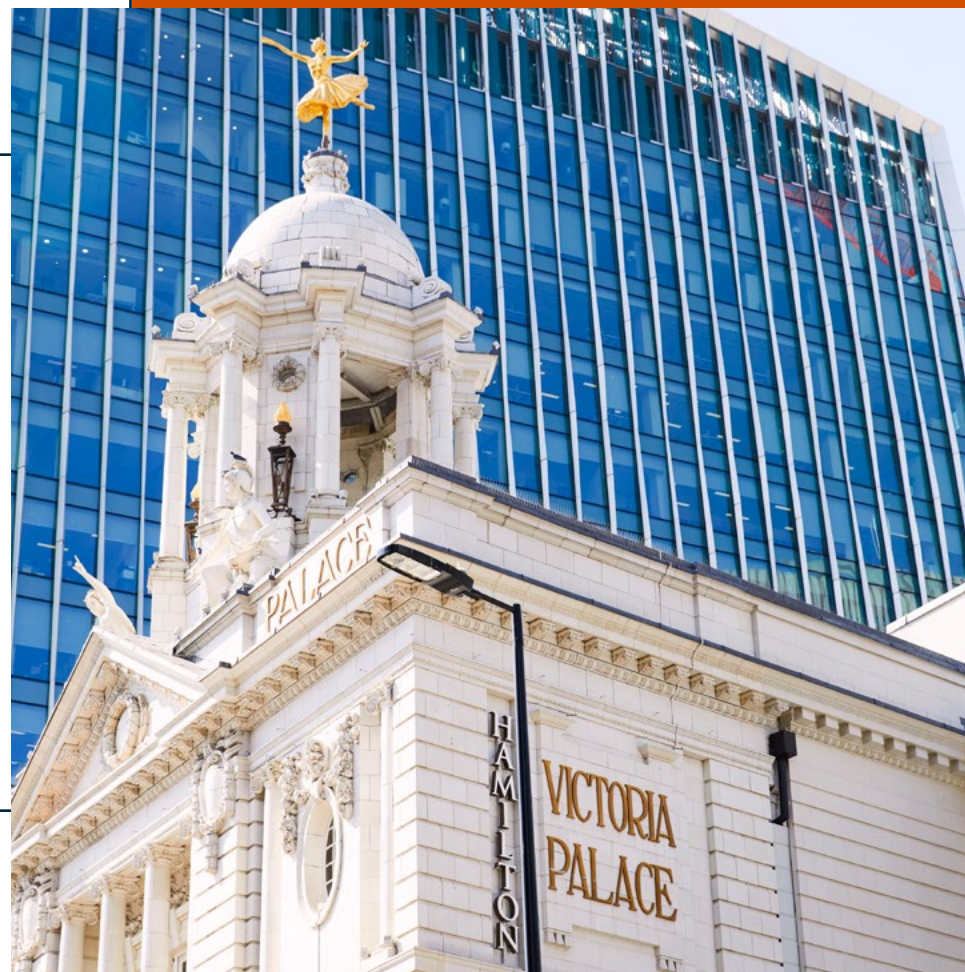
With the building directly above Pimlico Underground Station and on a Cycle Superhighway, getting into work and around central London is easy. From here you can be in the West End, Victoria and King's Cross within minutes.



All journey times from TfL and Citymapper

**By Tube**

- ▶ Vauxhall  
2min
- ▶ Victoria  
3min
- ▶ Green Park  
5min
- ▶ Oxford Circus  
7min
- ▶ Kings Cross  
11min

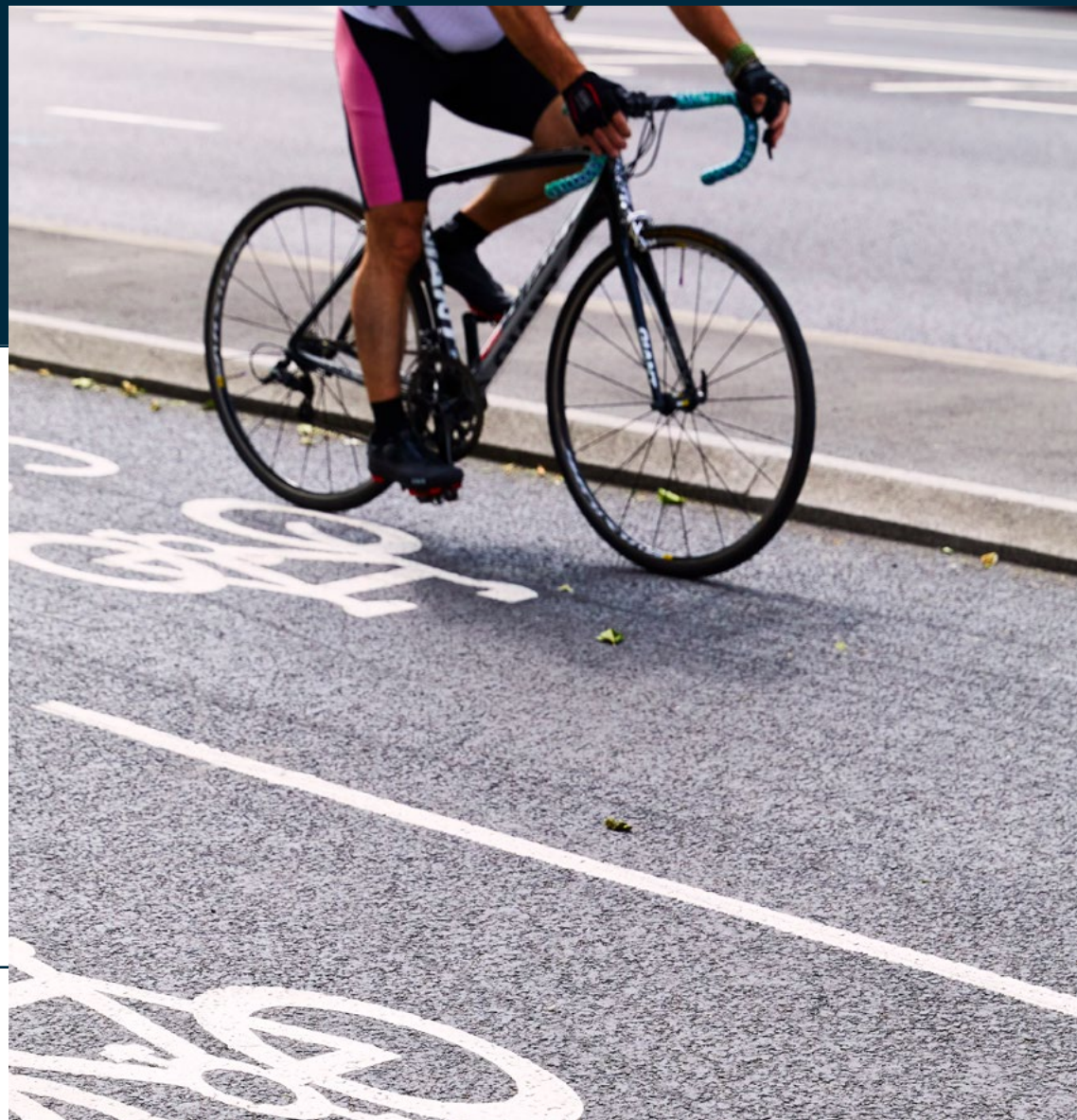


**By Foot**

- ▶ Tate Britain  
8min
- ▶ Vauxhall  
11min
- ▶ Thames Path  
8min
- ▶ Victoria  
15min

**By Bike**

- ▶ Stockwell  
9min
- ▶ Clapham  
14min
- ▶ Fulham  
21min
- ▶ Wimbledon  
46min





Ground floor Lobby

## Detail-driven design

The light, welcoming reception area and pre-fitted office floors are designed by Stiff + Trevillion, while furniture and feature lighting for the lift hall are supplied by south London-based studio Mentsen. Stiff + Trevillion are known for creating thoughtful and engaging spaces which feature clean lines, natural materials and fresh pops of colour.



Photograph by Nick Rochowski

The original, grade 2 listed building designed by William Whitfield is a rather hefty solid construction with an octagonal plan. We took this as a starting point to design a family of lounge furniture with faceted features, and played with the weightiness of solid material surfaces and the visual lightness the tapered thin edges create.

Mentsen

# More space to meet

On the ground floor, six private meeting rooms offer additional space for getting together with the team or hosting guests. Plus, there's an open-plan lounge with comfortable seating, and a well-equipped mini kitchen.



Ground floor meeting rooms



Each of the meeting spaces has a different furniture set-up for a range of needs and meeting types. All benefit from natural light and feature colourful contemporary artwork and lighting, as well as integrated audio-visual equipment for presentations and virtual meetings. With a sofa and coffee table, the open-plan lounge area is an ideal spot for more informal catch-ups.

Room no.	Capacity	Features & set-up	Audio / visual
1	10	Boardroom-style table and seating	1 screen
2	8	Boardroom-style table and seating	1 screen
3	6	Boardroom-style table and seating	1 screen
4	6	Video conference table and seating	2 screens
5	6	Circular table and seating, sofa	1 screen
6	6	Flexible table and seating	1 screen

Ground floor meeting rooms

# Schedule of areas

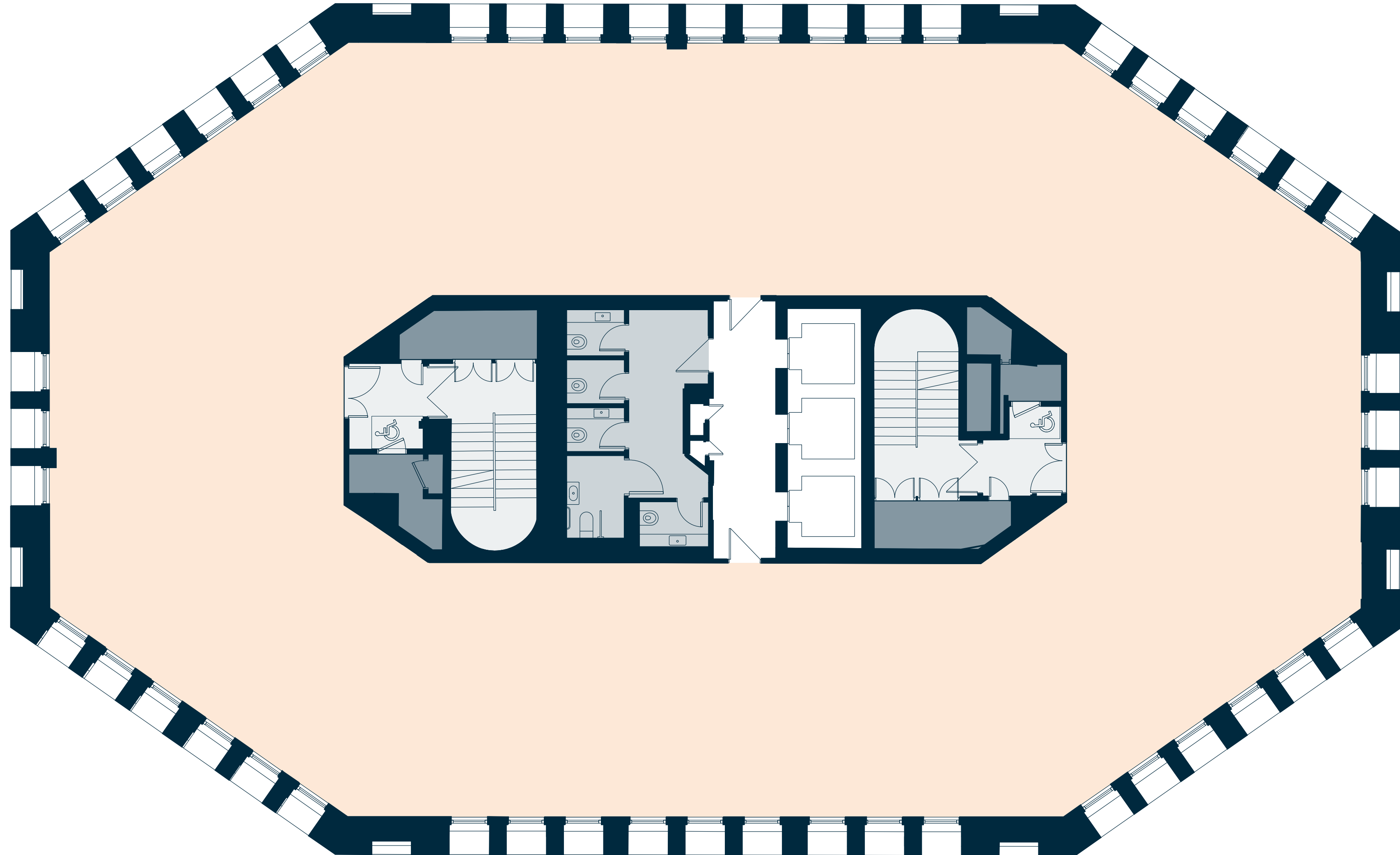
Floor	Sq ft	Sq m	Type
Floor 7	4,779	444	Cat A
Floor 6	5,328	495	Cat A
Floor 5	5,328	495	Fully-fitted
Floor 4	5,328	495	Cat A
Floor 3	5,328	495	Cat A
Floor 2	5,328	495	Fully-fitted
Floor 1	3,692	343	Cat A
<b>Total</b>	<b>35,111</b>	<b>3,262</b>	—

Floor	Amenities
Ground Floor	Meeting room suite
Lower Ground Floor	Showers and cycle racks
Basement	Showers and cycle racks



# Typical Floor

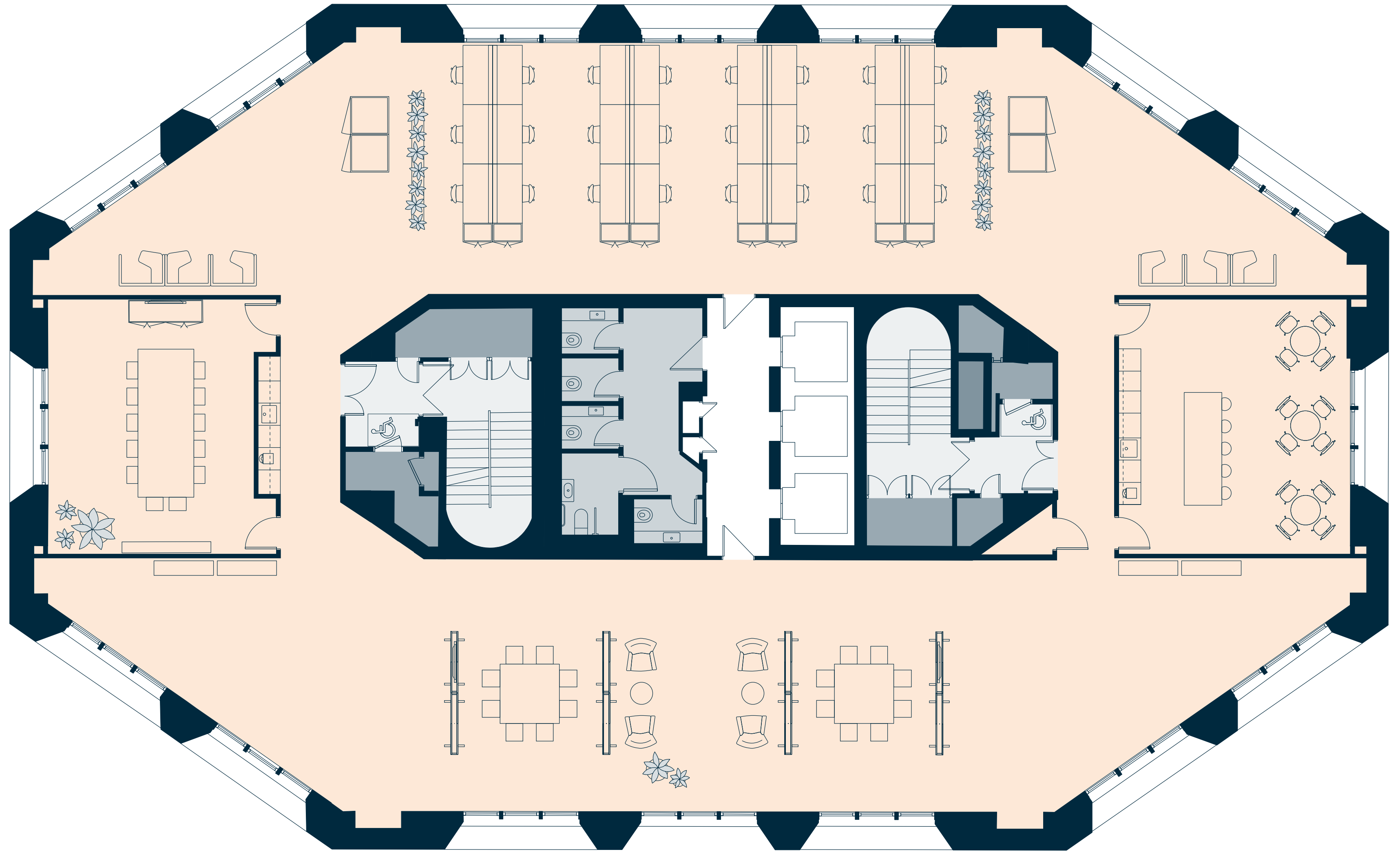
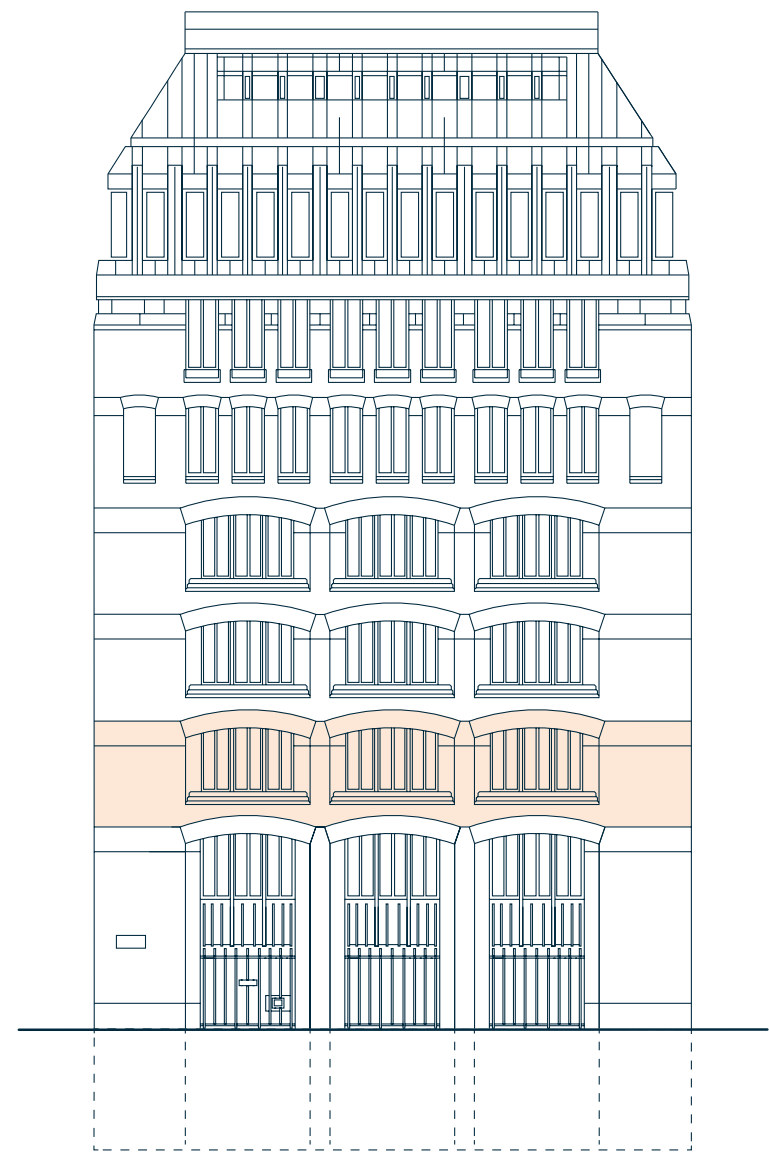
5,328 sq ft  
495 sq m



# 2nd Floor

Fitted and Furnished

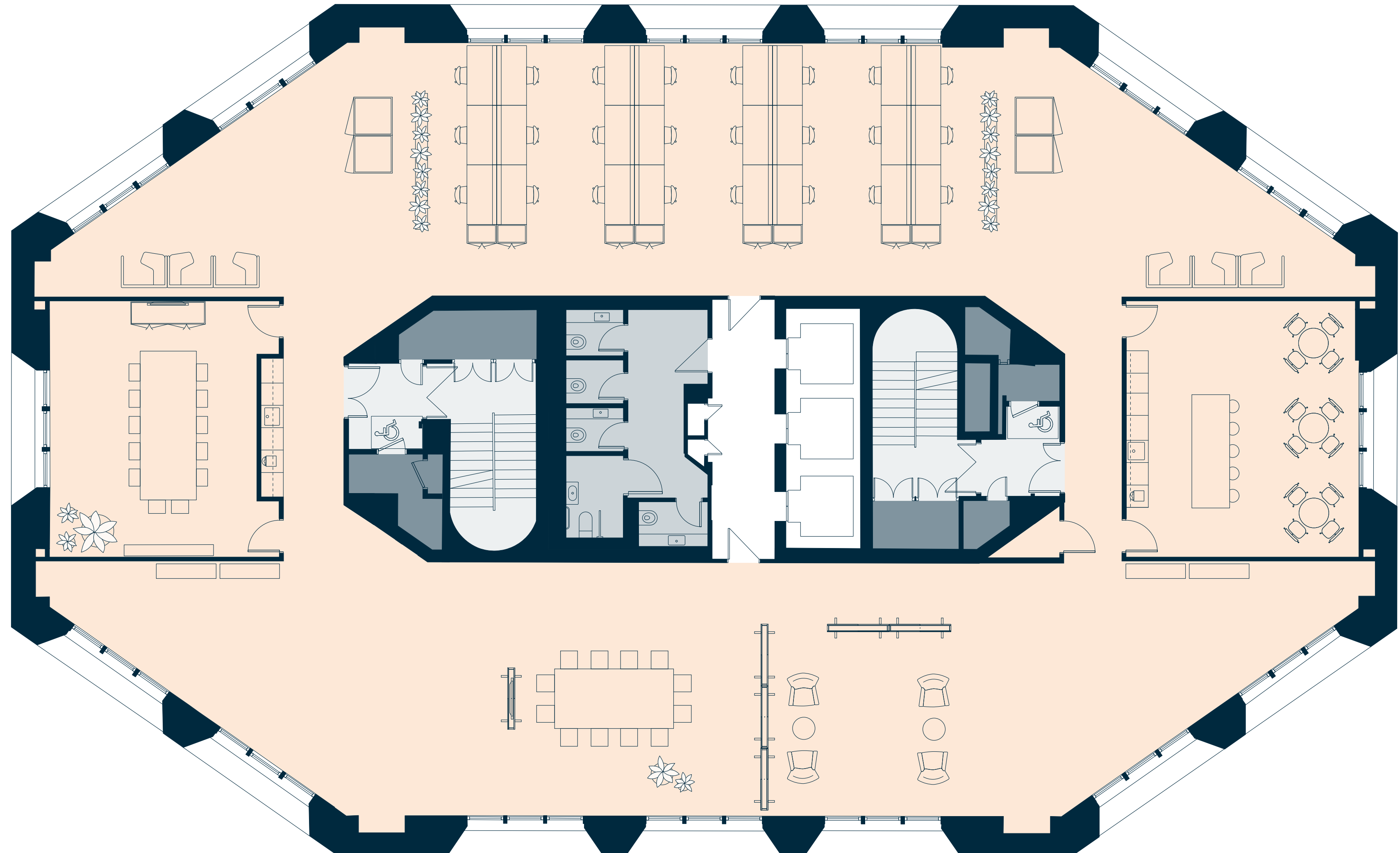
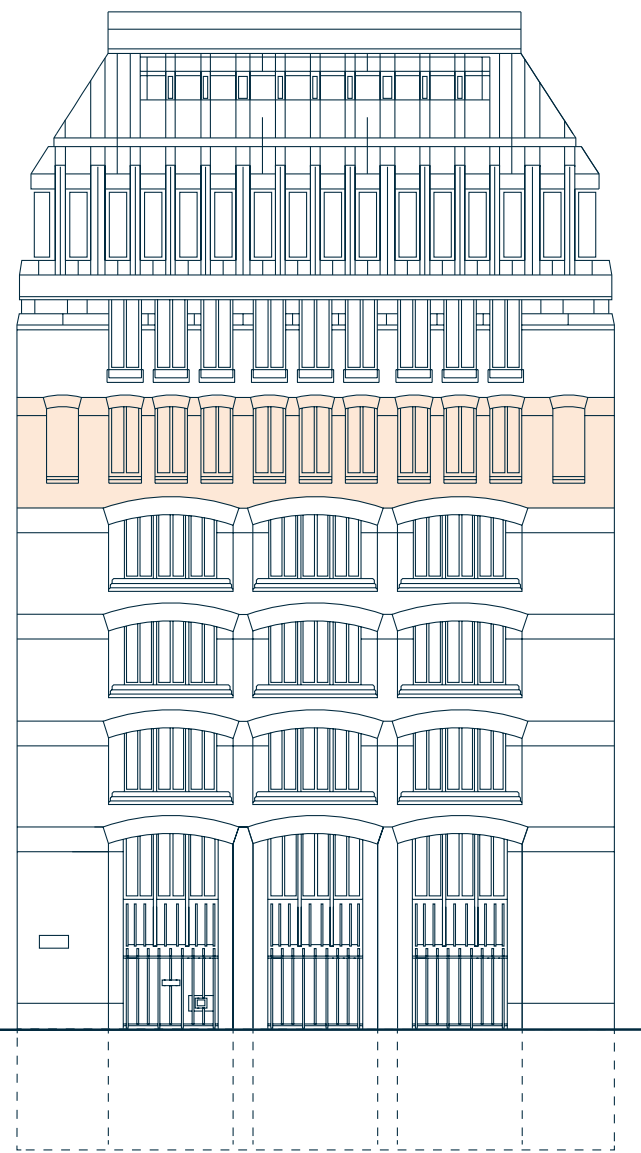
5,328 sq ft  
495 sq m



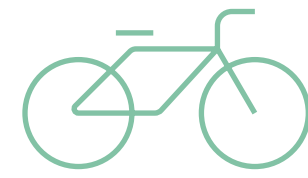
# 5th Floor

Fitted and Furnished

5,328 sq ft  
495 sq m



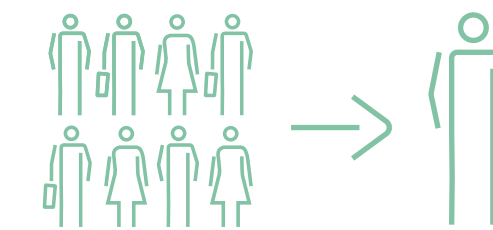
# Amenities and specification



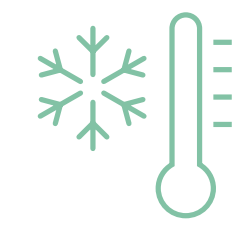
55 Secure cycle spaces and cycle repair stand



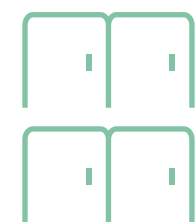
6 Unisex showers



1 per 8 occupational density



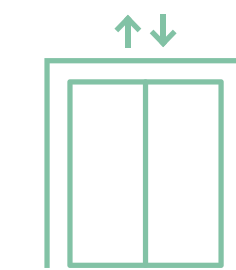
VRV / VRF Air conditioning



56 Two-compartment lockers with benches



Telephone booths



13-person passenger lifts



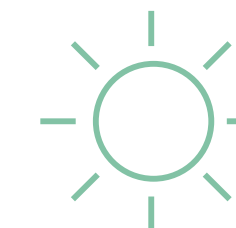
LED lighting



Meeting suite with 6 private rooms



Levels 2 and 5 fully fitted out



8 Elevations with natural light



EPC rating available upon request



Fibre connectivity provided by Colt & G Network



Basement shower facilities



Stiff + Trevillion

Refurbishment by Stiff & Trevillion

MENTSEN

Bespoke reception furniture by Mentsen

**vitra.**

Office furniture by Vitra

 Creative Debutis

Art curated by Creative Debutis

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The Crown Estate works hard to create high-quality workplaces that are designed around the needs of you and your employees. It is our aim to create an environment where your business and people can succeed.

By being within The Crown Estate portfolio there are a host of benefits including:

- Meeting rooms for hire
- Events spaces including One Heddon Street & 5 Swallow Place
- Cinema room
- Shopping discounts
- Memberships
- Wellbeing programme





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