



1 Vincent Square, London,
SW1P 2PN

OFFICES TO RENT
4,575 - 13,725 SQ FT

tuckerman.co.uk
020 7222 5511



Amenities

Raised floors

LG7 compatible lighting

3 x showers

2 passenger lifts

Showers (Basement)

Parking space (available by separate arrangement)

Air conditioning

Contemporary manned reception

CAT 6 cabling in situ (4th floor)

Bike storage

Wheel chair access

Storage in basement unit (available by separate arrangement)



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
4th	4,575	£29.50	£16.00	£13.00	£267,637.50	£22,303.13	Available
3rd	4,575	£29.50	£16.00	£13.00	£267,637.50	£22,303.13	Available
2nd	4,575	£29.50	£16.00	£13.00	£267,637.50	£22,303.13	Available
TOTAL	13,725						

*all figures are approximate and exclusive of VAT



Description

Fully Fitted Offices to Let

No.1 is situated on the east side of Vincent Square overlooking the playing fields of Westminster School and at its junction with Rutherford Street and Fynes Street.

There are a host of local sandwich shops, cafes and bars within a short walk, with the more substantial amenity of Victoria Street, Cardinal Place, Nova and the new Broadway development being a short walk to the north. St James's Park Underground and Pimlico are both within a 5 minute walk, whilst Victoria is a 10 minute walk to the North.

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Further Information

Lease Information

Available by way of a new lease(s) for a term by arrangement.

Rent

£29.50 per sq ft.

Service Charge

£13.00 per sq ft.

Rates

£16.00 per sq ft.

EPC

The premises has an EPC rating of 89, which falls within Band D.

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