



1 Vincent Square

London SW1

4,575 - 13,725 sq ft
Offices To Let

The Building

1 Vincent Square is a contemporary office building providing 4,575 - 13,725 sq ft of flexible workspaces.

The building provides everything needed by an occupier, including bike storage and showers.



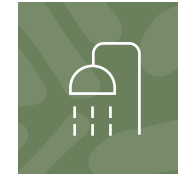
Specification



Contemporary
manned reception



2 passenger
lifts



3 showers



Bike storage



DDA compliant



Bookable
parking space*



Storage space*



Excellent
natural light

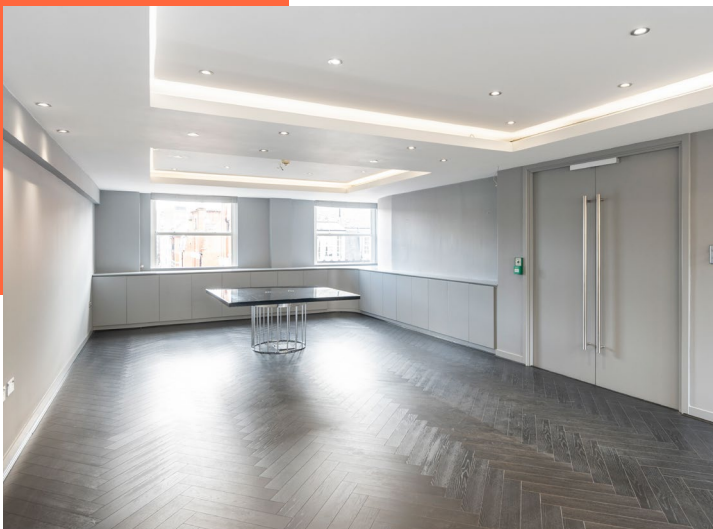
* Available by separate arrangement and subject to availability.



The Space

The available space is arranged over three floors, providing a range of fit-out options.

Floor	Sq Ft	Sq M
Fourth	4,575	425
Third	4,575	425
Second	4,575	425
Total	13,725	1,275



Air conditioning



Raised floors

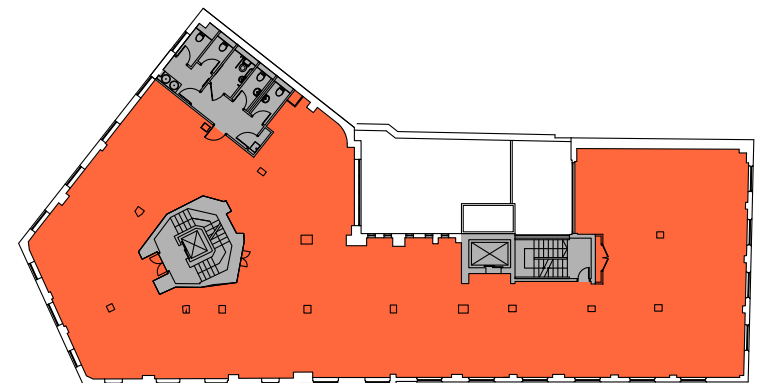


LG7 lighting



Cat 6 cabling
(4th floor)

Typical Floor Plan
4,575 sq ft (425 sq m)





Flexible open
floorplates

Location

The local area is well served with a range of local amenities, both on Victoria Street, Horseferry Road and Strutton Ground Market only a short walk away.

Transport links are excellent, with Victoria, Pimlico and St James's stations being nearby.



Transport links



Pimlico



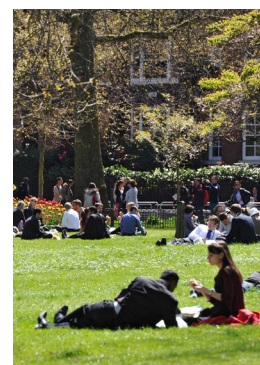
St James's Park



Victoria



Vauxhall



Viewings

Through the sole letting agents.

Guy Bowring
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Oscar Holmes
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oholmes@tuckerman.co.uk

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Terms

Rent: £29.50 psf
Rates: £18.69
Service Charge: £13.00 psf



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