



7 Howick Place, London,
SW1P 1BB

OFFICES TO RENT
3,539 - 12,247 SQ FT

tuckerman.co.uk
020 7222 5511



Amenities

Private terrace (2nd & 3rd floors)

Exceptional floor to ceiling heights

2 passenger lifts (2*13 person)

Impressive common areas

Shared showers and cycle storage

Loading Bay

Air conditioned

Manned reception

1 goods lift (4,800 KG)

Good natural light

Underfloor trunking

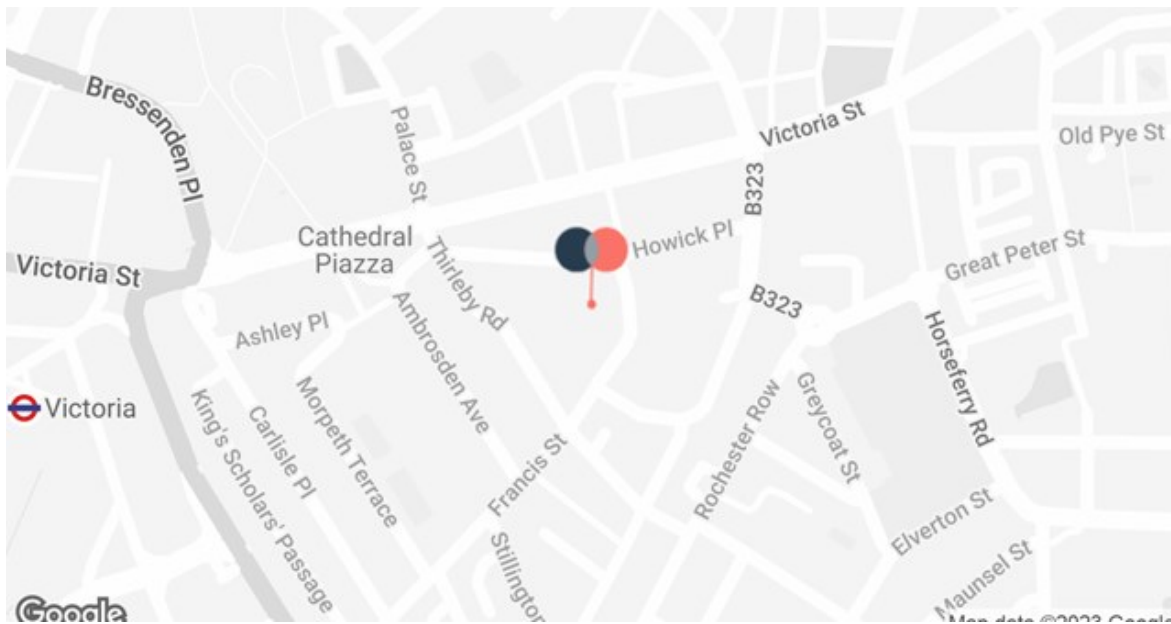
Storage units available within the building



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Part 3rd	8,708	£79.50	£27.20	£10.58	£1,021,274.24	£85,106.19	Available
Part 2nd	3,539	£85.00	£31.97	£10.58	£451,399.45	£37,616.62	Available
TOTAL	12,247						

*all figures are approximate and exclusive of VAT



Description

Offices To Let In Victoria

Designed by Squire & Partners and completed in 2009, 7 Howick Place is an outstanding contemporary space offering highly flexible and dramatic office space, whilst retaining the character of the original Royal Mail sorting office buildings.

The third floor itself is made up of a large generally open plan office floor, with a number of meeting rooms, smart reception, large breakout area and private roof terrace running the length of the floor. The mezzanine is capable of being converted to offices, although presently used as an internal gym and showers. The space has vast floor to ceiling heights and superb natural lighting.

The property is located on the east side of Francis Street, close to the junction of Howick Place. Victoria Mainline, Underground and Bus Station are located within 300 meters from the property providing excellent transport links and St James's Park Underground is a short walk away. There are numerous shops, bars and restaurants in the surrounding area including new facilities of Cardinal Place and Strutton Ground.

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Further Information

Lease Information

Available by way of a new lease for a term by arrangement.

Rent

£79.50 - £85.00 per sq ft.

Service Charge

£10.58 per sq ft.

Rates

£27.20 - £31.97 per sq ft.

EPC

Available on request.

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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