# 12 FRANCIS STREET, LONDON SW1P 10N TUCKERMAN CHARTERED SURVEYORS



OFFICE FOR SALE | 5,890 SQ FT | £6.5 MILLION.







#### **VICTORIA'S EXPERT PROPERTY ADVISORS**

TUCKERMAN.CO.UK









#### **TUCKERMAN**

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#### 12 FRANCIS STREET, LONDON SW1P 1QN



#### LONG LEASEHOLD OF 986 YEARS APPROX FOR SALE





## **DESCRIPTION**

12 Francis Street is well located, being within close walking distance to Victoria station, St James's park & Westminster. Victoria station also benefits from the Gatwick Express allowing direct access to Gatwick Airport.

A stunning and impressive fitted creative space with an abundance of natural light throughout plus immense architectural character and charm. The space is fitted with a selection of offices, meeting rooms, open plan office space, breakout space & car parking with storage. The space has been completely remodelled by the eminent interior designer Fiona Barratt to feature a whole host of interesting features and additions such as impressive twin staircase crafted from cold rolled steel, oak stair treads and steel nosings.

The unit is let in-part for a term until January 2025 with a tenant break clause on the 12th January 2022 at a rent of £170,00 per annum inclusive of service charge and electricity. Sublease available on request.

## **AVAILABILITY**

FLOOR	SIZE NIA (SQ FT)	SIZE GIA (SQ FT)
Ground & Mezzanine	5,890	
TOTAL	5,890	

# **GET IN TOUCH**

WILLIAM DICKSON	GUY BOWRING
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## **AMENITIES**

- Opportunity to buy rare architecturally interesting space
- Fully-fitted for occupation
- Very rare, incredibly impressive space
- 5m ceiling heights in part
- Interior designed by Fiona Barratt to the highest standard
- Private kitchen, shower & WC's
- A selection of offices, meeting rooms and open plan space
- Excellent natural light throughout
- 24/7 access
- Original industrial features and additional finishes

## **TERMS**

PRICE	RATES	S/C		
£6.5 million.	TBC	TBC		
A long lease with 986 years remaining on the lease from 1st				

November 2007 with share of freehold.

EPC Available upon request. LINKS Website

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