

TWENTY SIX

CAXTON STREET SW1



Beautifully refurbished offices with
an EPC Rating A.

1,333 sq ft to 8,292 sq ft available now
on managed or traditional leases



Best in class
specification throughout:

EPC Rating 'A'

Low energy consumption and new efficient
mechanical and engineering services throughout

High speed fibre broadband

Inside secure bicycle storage on the ground floor
accessed via separate rear entrance

Toilets on each floor and in basement with
shower facilities

All new engineering services throughout

Fob and phone activated access control system
with CCTV coverage throughout the common areas

VRV heating and cooling, with enhanced supply
standards of mechanical fresh air to all floors

Ground floor retail potential

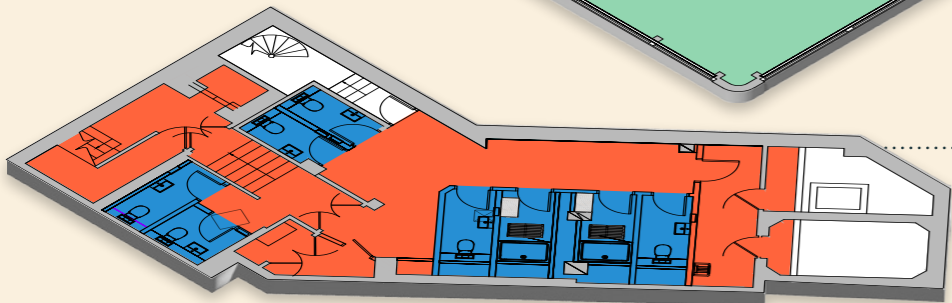
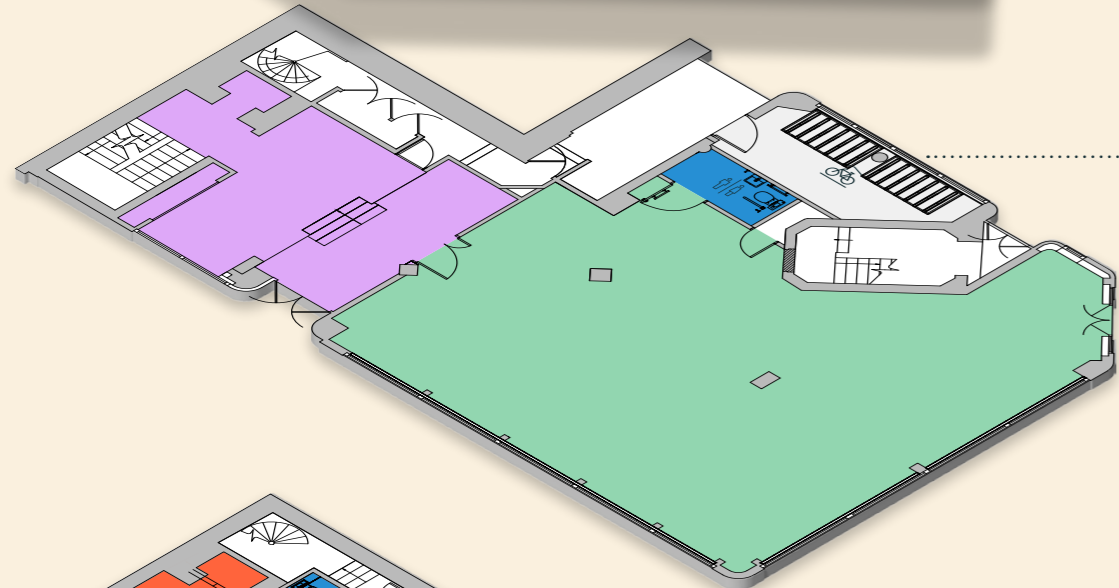
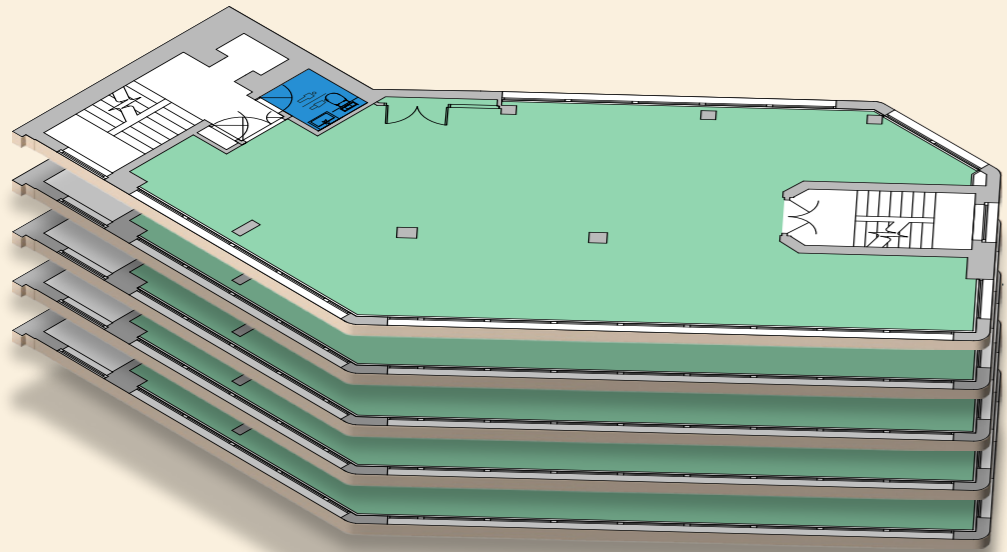
Superb light and airy workspaces with views from
three elevations on all floors

Light-filled workspace
Three Floors Now Let



Fit-outs ranging from
Cat A to Bespoke

Floorplan Stacker



First to Fifth Floor

1,333 sq ft / 124 sq ft per floor (Aprox)

Ground Floor

Office Suite
1,625 sq ft / 151m

Reception
401 sq ft / 37 sq m

Basement

1,260 sq ft / 117 sq ft

Overall

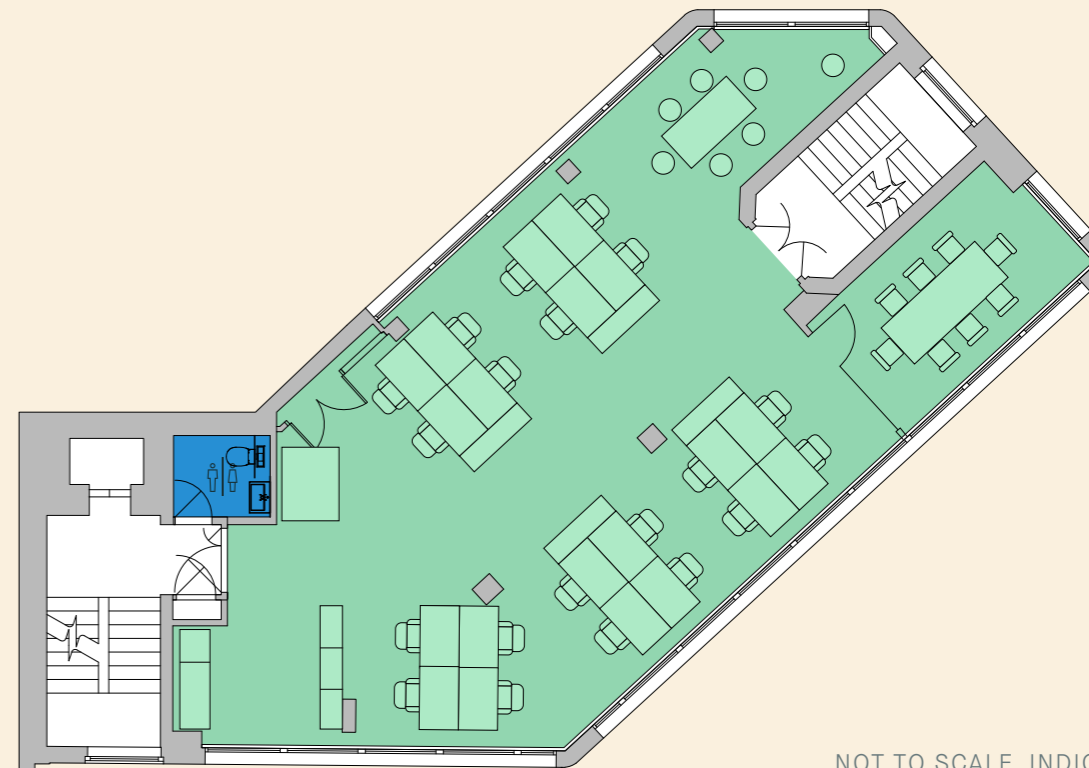
NIA
8,292 sq ft / 771 sq m

GIA
9,551 sq ft / 887 sq m

High Density

- Office
- Reception
- WC's
- Basement
- Core

20 x Workstations
1 x Meeting room
1 x Breakout area

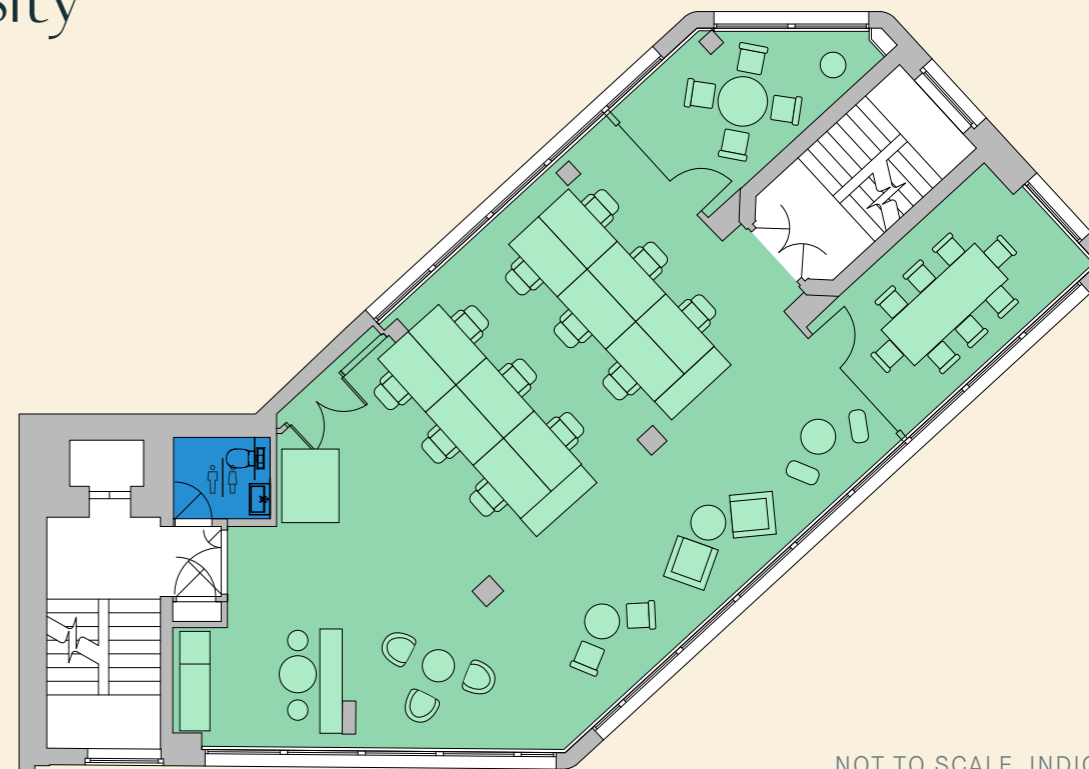


NOT TO SCALE. INDICATIVE ONLY.



Low Density

12 x Workstations
2 x Meeting rooms
5 x Breakout areas



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Near Us

Occupiers

- Google
- Channel 4
- American Express
- Boeing UK
- Rolls-Royce
- Jimmy Choo
- Tom Ford
- Edelman
- The Telegraph Media Group
- John Lewis Partnership
- Polar Capital
- PA Consulting
- Pret A Manger
- Moet

The Arts

- Victoria Palace Theatre
- Apollo Victoria Theatre

Lunch

- Farmer J
- Urban Greens
- Honi Poke
- Strutton Ground Food Market
- Royal Quarter
- Wagamama
- Itsu
- Nandos
- Pizza Pilgrims
- Chez Antoinette
- Bone Daddies

Hotels

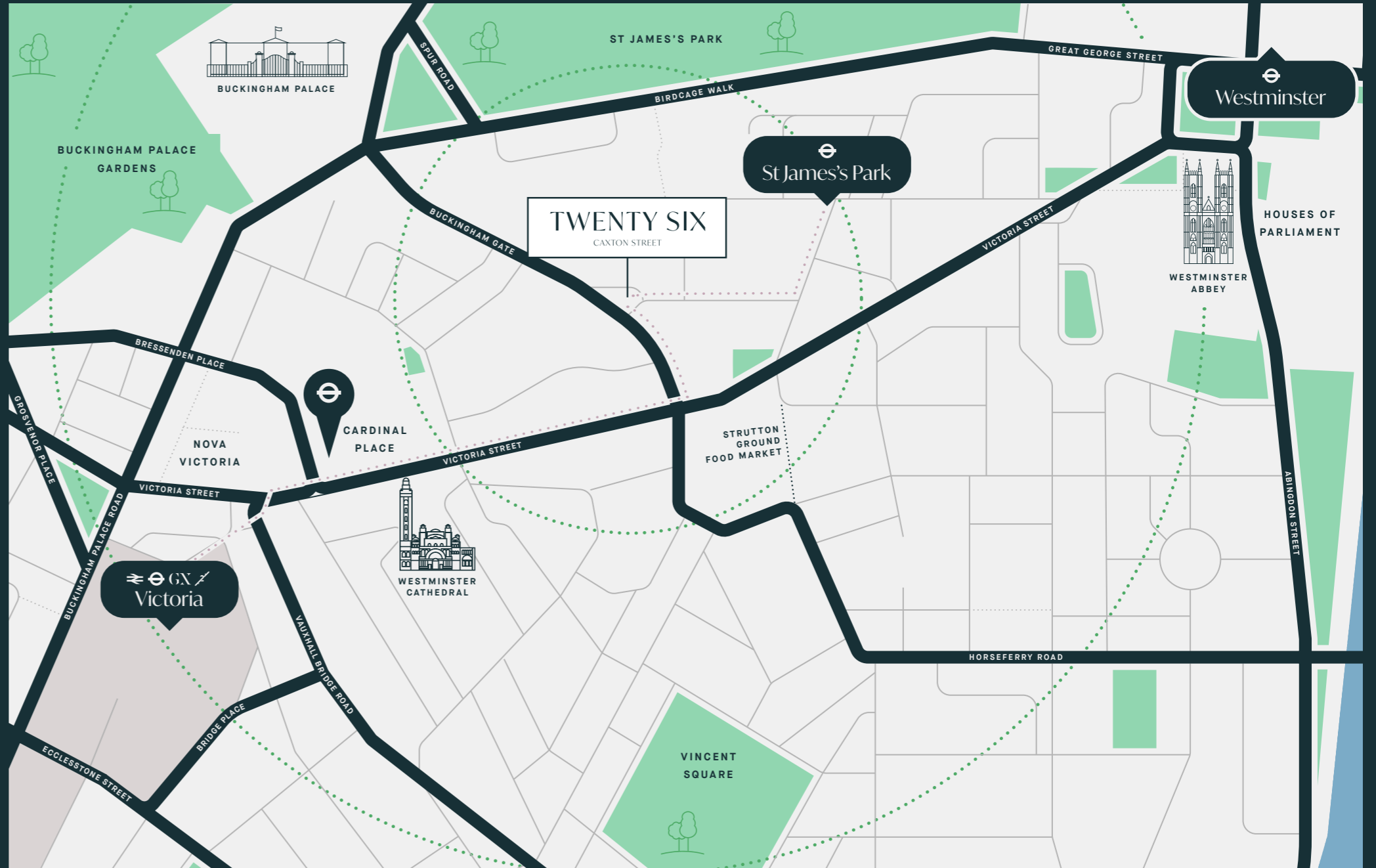
- The Goring
- The Grosvenor
- St Ermin's Hotel
- Park Plaza
- The Taj

Coffee

- FlatCap Coffee
- Formative Coffee
- Black Sheep Coffee
- Pret a Manger
- Starbucks
- Coffee Republic
- Greggs
- New Acre Café

Dinner & Drinks

- Quilon
- House of Ming
- Nobel Palace
- The Ivy
- Cask & Glass
- Market Hall Victoria




St James's Park Station

2 MINS WALK


Westminster Station

11 MINS WALK


Victoria Station

11 MINS WALK


Oxford Circus

14 MINS WALK + TUBE


Gatwick Airport

42 MINS TRAIN


Heathrow Airport

48 MINS TRAIN

TWENTY SIX CAXTON STREET

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A space for people to grow
and business to thrive



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