

# 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**

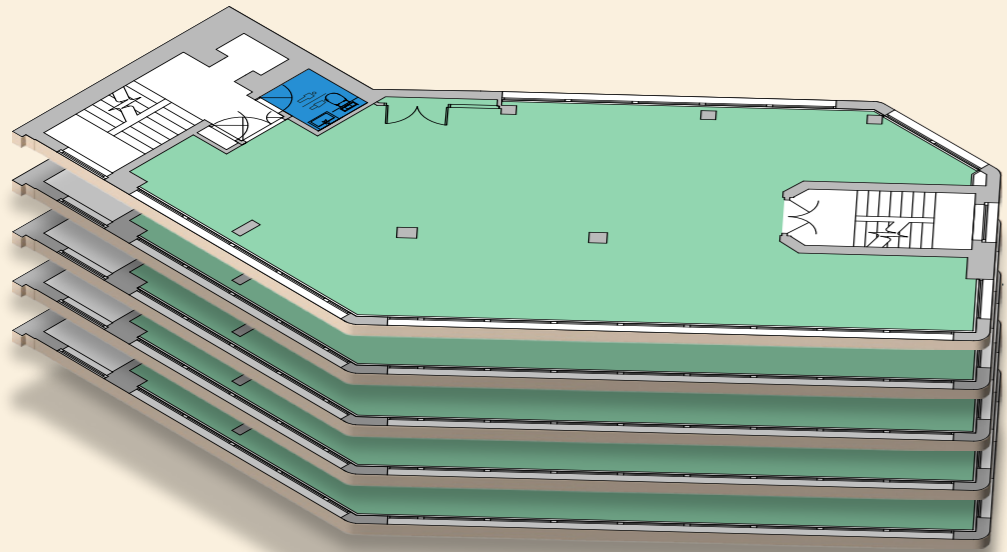




Fit-outs ranging from  
Cat A to Bespoke

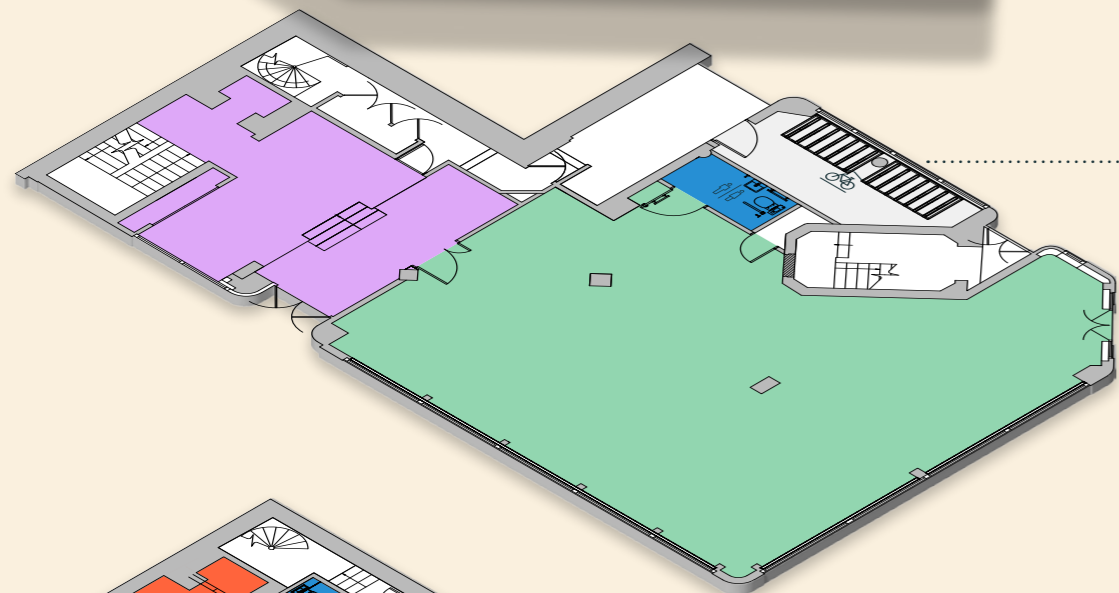


# Floorplan Stacker



## First to Fifth Floor

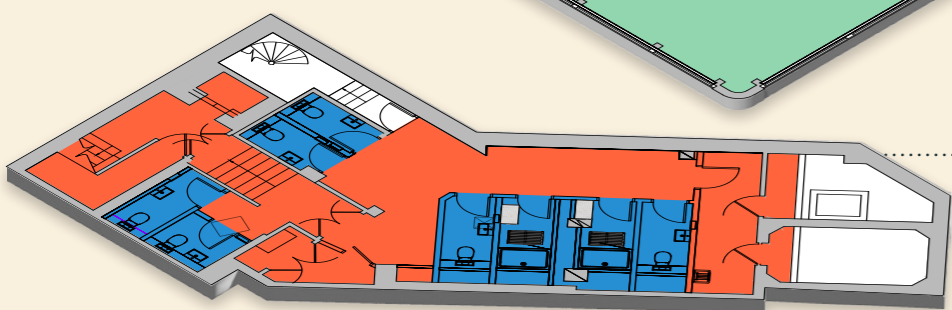
1,333 sq ft / 124 sq ft per floor (Aprox)



## 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

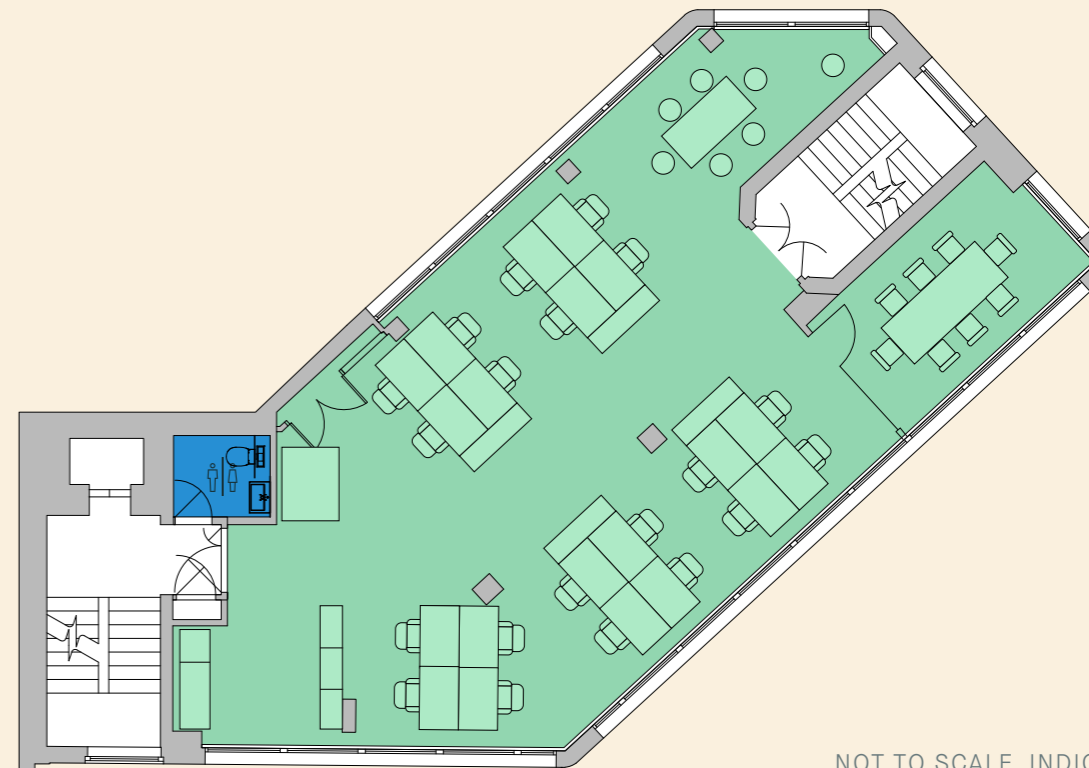
NIA  
8,292 sq ft / 771 sq m

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

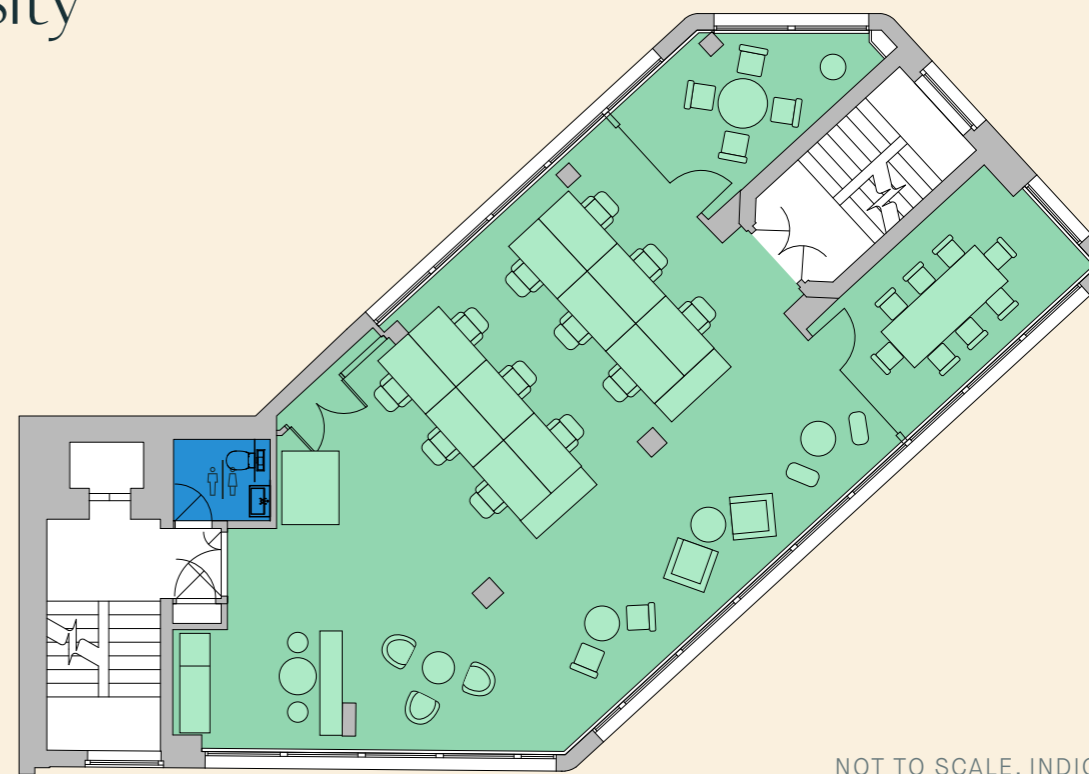


NOT TO SCALE. INDICATIVE ONLY.



# Low Density

12 x Workstations  
2 x Meeting rooms  
5 x Breakout areas



NOT TO SCALE. INDICATIVE ONLY.

# 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

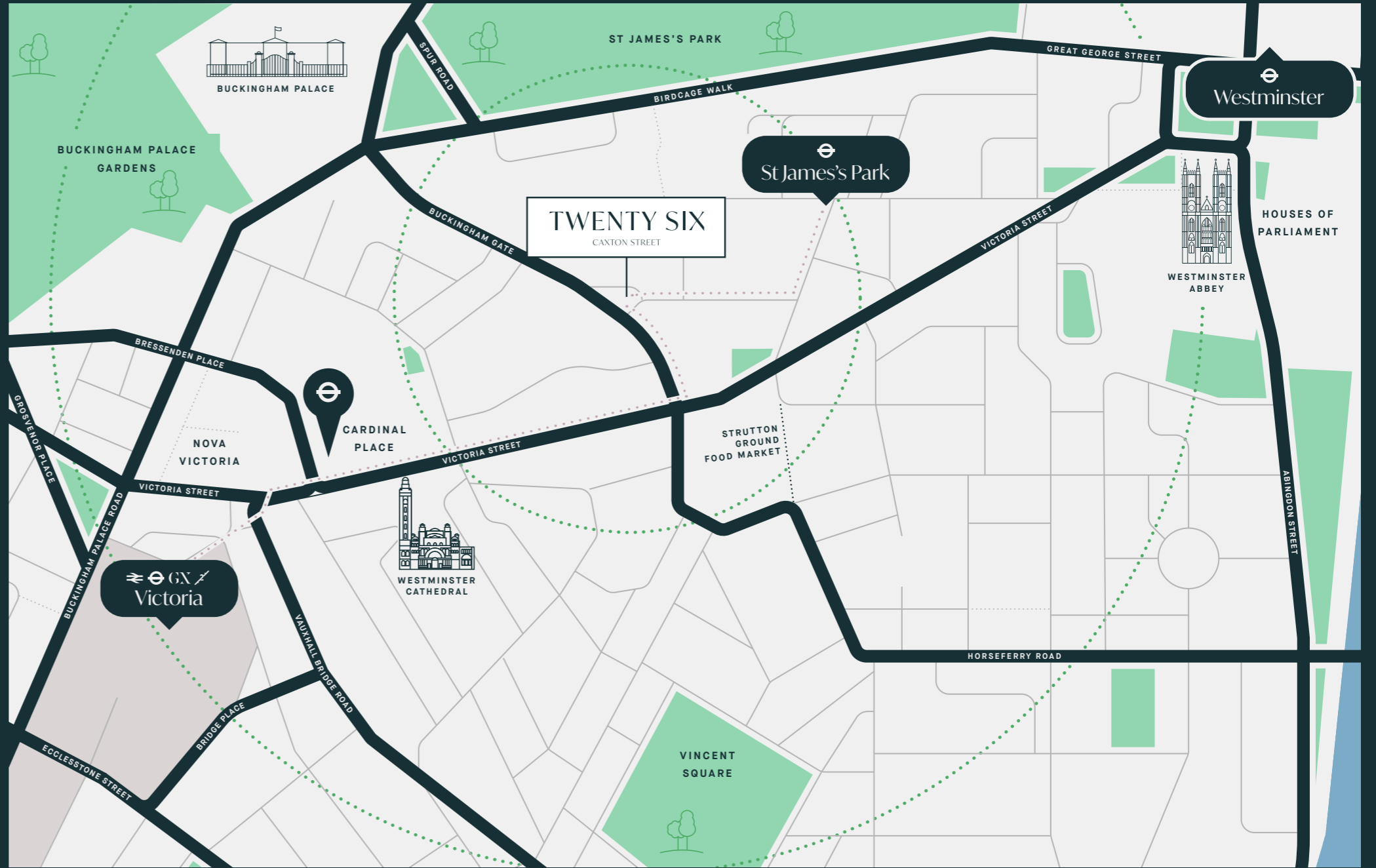
- The Goring
- The Grosvenor
- St Ermin's Hotel
- Park Plaza
- The Taj

## 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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26caxtonstreet.co.uk

A space for people to grow  
and business to thrive



For further details please contact our agents:

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