





4 ABBEY ORCHARD STREET
LONDON SW1

VICTORIA



A PROMINENT SELF CONTAINED
OFFICE, COMPRISING
37,000 SQ FT, ON AN ISLAND
SITE SITUATED IN ONE OF THE
WEST END'S MOST
ESTABLISHED OFFICE MARKETS



4 ABBEY ORCHARD STREET
LONDON SW1



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Victoria Station

Chester Square

Belgrave Square

Hyde Park

Buckingham Palace

4 ABBEY ORCHARD STREET
LONDON SW1



COMMERCIAL SUMMARY

- > A prestigious sought after SW1 postcode, within the Division Bell area of Westminster
- > Close to iconic landmarks including the Houses of Parliament, Westminster Abbey, Buckingham Palace and St James's Park
- > Newly refurbished office accommodation arranged over ground to fourth floors, providing 37,000 sq ft NIA of office space. Typical office floor plate 7,605 sq ft
- > Interior designed Entrance lobby with natural stone tiles, full height feature glass sliding doors and reception seating area
- > 360 degree windows bringing in all round natural light
- > Located in a high profile core office district of London, an ideal location for an office headquarters
- > A 2 minute walk to St James's Park tube station, a 8 minute walk to Westminster tube station and a 13 minute walk to Victoria station
- > Fresh sterilised filtered air to all floors, and air conditioning
- > Category A+ fit out to ground floor to 4th floors
- > Two passenger lifts
- > Secure ramp access to basement, comprising a secure car park providing up to 25 spaces (negotiated separately), 30 bike racks, shower facilities, lockers and direct lift and stairwell access to building
- > Landscaped planting and decked area with table and chairs at ground floor
- > Fittings in place for 2 x high speed security gates with tall high glass panel wings. High gated external walls
- > ID access card readers controlling entry/exit, located on each floor in the lift lobby, in addition to reception area
- > Alarm system, public address, CCTV, LED ticker tape, panic system and fire sprinkler system
- > DDA motorised doors with fob access
- > 31 WCs and 4 showers, including 2 x DDA showers and 3 x DDA WCs
- > Super-fast 1GB Fibre Internet connection
- > Self-contained air conditioned server room on each floor
- > P110E2 backup generator



LOCATION

4 Abbey Orchard Street enjoys a unique position in London's West End, just a few minutes walk from tube and mainline stations in fashionable Victoria and iconic Westminster with close proximity to St James's Park and the Houses of Parliament.

Victoria station acts as a key London Underground interchange as well as offering mainline services to the south-east of England and access to Gatwick Airport in 30 minutes. The station is currently undergoing significant upgrade works, with £700 million of investment which will significantly enhance Victoria's standing as one of London's primary transport hubs.

Victoria is positioned strategically within Central London, bordered by Mayfair and St James's to the north, Belgravia to the west, and the River Thames to the east.

The area is now characterised as the go-to headquarters location for corporate and international companies, with occupiers from banking, finance and fashion industries.

The area continues to see new landmark commercial and residential developments in the immediate and wider area offering cutting edge building design to rival the best buildings in London and with the forthcoming delivery of a number of high-profile schemes this trend is set to continue.



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Above: Nova Building eateries and recreational outlets

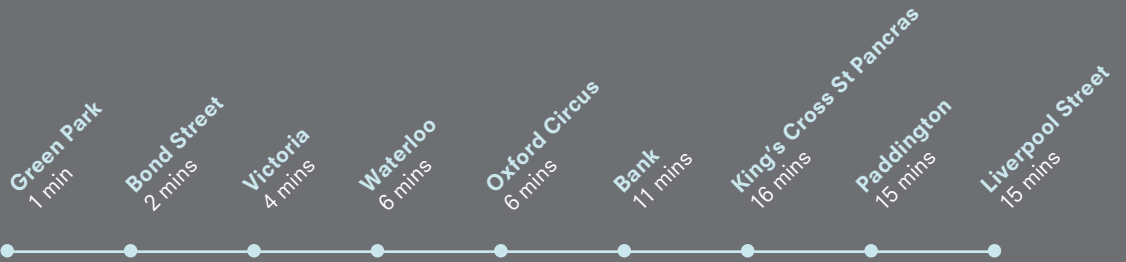
EXCEPTIONALLY WELL CONNECTED,
VICTORIA STATION IS ONE OF THE
BUSIEST STATIONS IN THE UNITED
KINGDOM, WITH MORE THAN 81
MILLION PASSENGERS TRAVELLING
THROUGH IT ANNUALLY.

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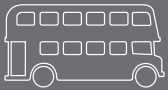
TUBE

From
Westminster Station
(8 mins walk from
4 Abbey Orchard Street)



TAXI

From
4 Abbey Orchard Street



BUS

From
4 Abbey Orchard Street



WALKING

From
4 Abbey Orchard Street



AIRPORTS

Via Tube/Rail
network



LOCAL AMENITIES

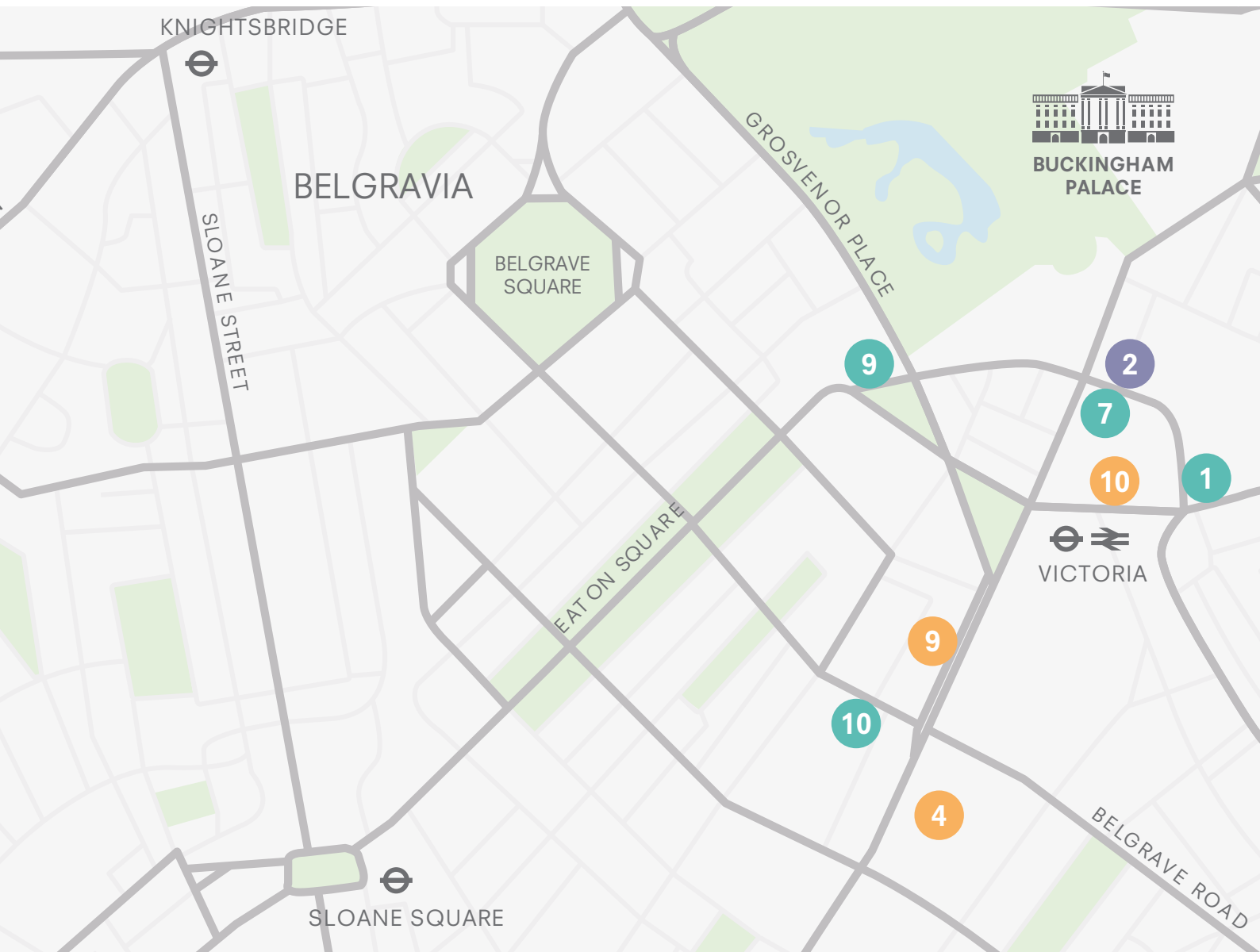
The area has seen huge investment in Victoria over the last few years with the completion of various schemes by Land Securities, including Nova, which offers a new dining quarter featuring 18 concept restaurants, including Aster, Sticks and Sushi, Vagabond and Timmy Green. The Victoria Street redevelopments have also attracted The Curzon Cinema, The Ivy, and The M Restaurant. The new scheme at 10 Broadway, opposite Abbey Orchard Street, now renamed The Orchard, will continue this trend with a further 25,000 sq. ft of retail and restaurant amenity opening in 2022.

Below: M Victoria bar and restaurant



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LOCAL OCCUPIERS

The West End market remains characterised by a shortage of available investment product, which has resulted in sustained depth in investor demand.

The lack of stock coupled with sustained enthusiasm for prime, well-located assets has ensured investor demand remains robust.

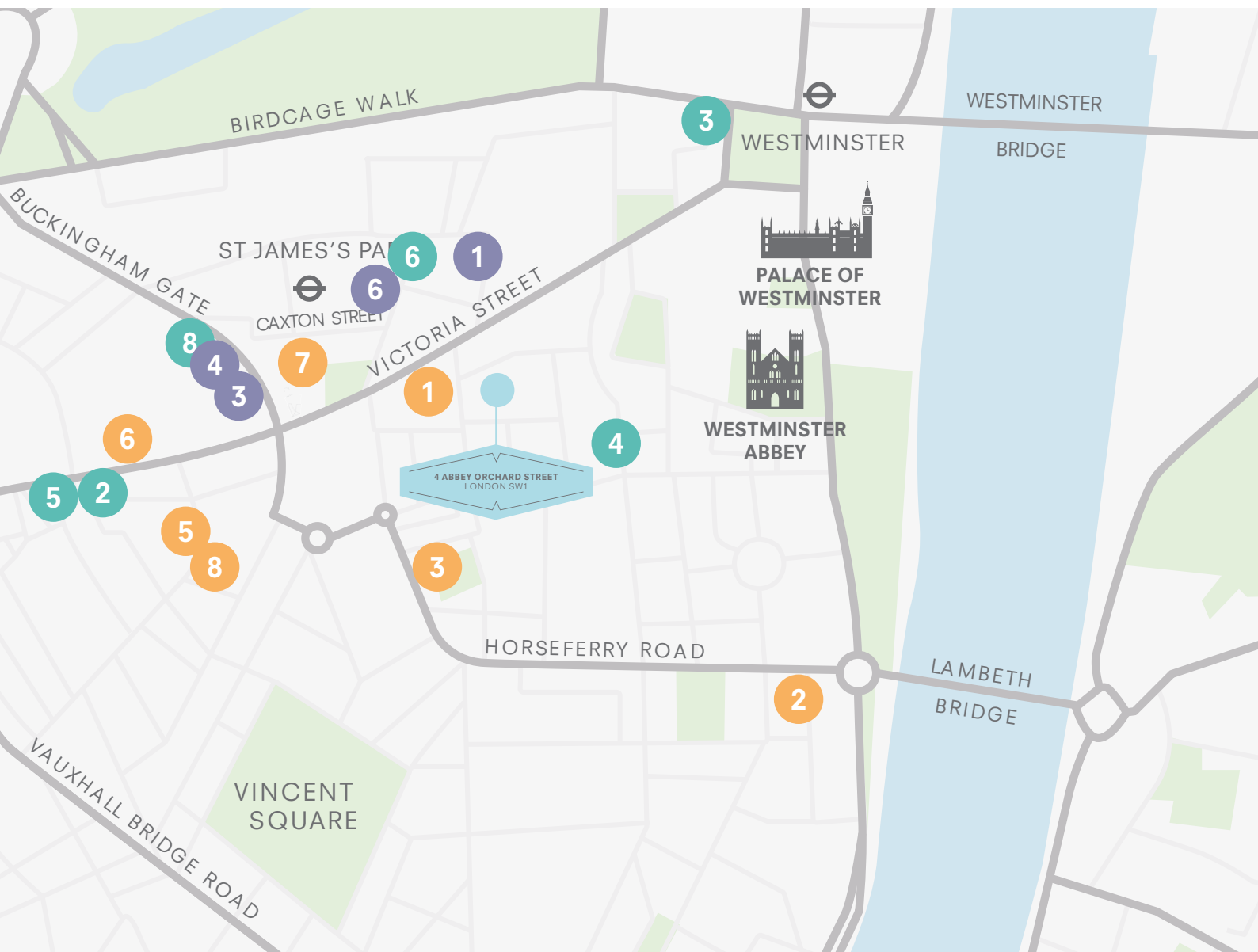
OFFICE MARKET

The Victoria office market provides almost a quarter of the West End's total office stock, demonstrating its prominence as one of Central London's leading working locations.

The proximity to Victoria station has always been key to demand for office space in the area. Westminster tube station allows easy access to the West End and the walk across St James's Park is a pleasure. More recently, the broad variety of amenities available in the area has attracted tenants from the fashion sector, as well as finance, philanthropy, and tech.

The likes of Armani, Jimmy Choo, Burberry and LVMH have joined The Gates Foundation, Rolls Royce and Google in enjoying all that the area has to offer.

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OFFICE OCCUPIERS

1. Boeing
2. Burberry
3. Channel 4
4. Google
5. Jimmy Choo
6. Jupiter Asset Management
7. Rolls Royce
8. Tom Ford
9. American Express
10. Sky Media

HOTELS

1. Conrad
2. Hotel 41
3. St. James's Court Hotel
4. Taj 51s
6. St Ermin's Hotel

RESTAURANTS & BARS

1. Browns Victoria
2. The Ivy
3. Roux at Parliament Square
4. The Cinnamon Club
5. M Victoria Street
6. Blue Boar Restaurant
7. B Bar
8. Kona
9. Eaton Square
Cocktail Bar & Restaurant
10. Boisdale of Belgravia



SPECIFICATION

TENANCY SPLIT

- > One tenant or multiple tenants

CEILING HEIGHTS

- > Ground Floor: Height Max 12' Min 8'6"
- > First - Fourth Floor: Height Max 9'9" Min 8'1"

CEILING TO SOFIT

- > Ground Floor: Height 3'3"
- > First - Fourth Floor: Height 1'4"

PROVISION IN COMMON PARTS

- > Reception: 1 x office entrance on Abbey Orchard Street
- > Deliveries: Off street delivery point to rear
- > Parking: up to 25 spaces with 3 EV charging points
- > Bicycle parking: 30 spaces installed with potential to increase
- > 14 x Lockers installed with potential to increase
- > High external railing to outside areas
- > Building manager office
- > Sprinkler system

> WCs and shower facilities:

- > 4 Showers
 - 2 Showers
 - 2 DDA showers
- > 31 WCs
 - 3 Super WCs
 - 3 DDA WCs
 - 1 Unisex WC
 - 12 Males WCs
 - 12 Female WCs

> Circulation stairs:

- 1 x Primary office staircase in central core
- 1 x Secondary emergency staircase
- > 2 x 8 person passenger lifts, with one operating between ground and fourth floors, and the second operating between the basement and fourth floors

FINISHES IN LIFT LOBBIES:

- > Walls: textured weave print wallpaper
- > Ceilings: Painted plaster with feature coffer detail (only to ground) and LED lighting
- > Floor: Minoli callacutta tiles
- > Stylish mirrored and faux leather paneled lift interiors with brushed stainless steel doors and surround

FINISHES IN WCs:

- > Walls: white painted walls
- > Ceilings: painted plaster
- > Floor: Minoli callacutta tiles
- > Cubicle walls: laminated panels
- > Vanity units: marble tops with 2 x sensor taps and 1 x Dyson Airblade Wash+Dry

FINISHES IN OUTDOOR AREA:

- > Floor: wood effect, porcelain tiles
- > 6 Stainless steel bistro tables with 4 x Bolero aluminum and black wicker chairs



FINISHES IN RECEPTION

- > Walls: Natural limestone with bespoke timber feature wall
- > Ceilings: Painted plaster with feature coffer detail and LED lighting
- > Floor: Minoli callacutta tiles
- > Reception desk: bespoke timber, faux leather and marble (accommodates 2 receptionists and is DDA compliant)
- > Feature wall behind reception includes hidden tea point and coat & luggage store
- > Furnished seating area
- > LED Ticker tape entrance display

FINISHES IN OFFICES:

- > Walls: painted plaster
- > Suspended ceilings: SAS or similar 600 x 600 perforated metal tiles with painted plaster perimeter border
- > Raised floor: 600 x 600 exposed metal tiles
- > 360 degree of windows: large double glazed with roller or vertical blinds.
- > All opening windows for free air circulation

EXTERNAL & BUILDING FABRIC:

- > Full height none touch feature glass sliding doors with heater above
- > Glazed frontage
- > Feature entrance canopy with recessed LED perimeter light
- > Easy clean porcelain limestone columns and floor at entrance
- > Separate DDA entrance

CONNECTIVITY:

- > Super-fast 1GB Fibre Internet connection
- > WiFi coverage of all 6 floors
- > Approximately 350-400 data points per floor
- > Self-contained air-conditioned server room on each floor
- > P110E2 backup generator providing power in emergency conditions and provisioned to power server racks and other essential services

AV

- > LED ticker tape display
- > Public address system in reception. Announcements can be selected on all or individual floors
- > Intelligent lighting system

HEATING, COOLING & VENTILATION

- > Heating to the office floors is provided by 4 new high efficiency Renha boilers Gas 220 ace 160 located within a dedicated plant room in the basement. A dedicated LTHW system is provided throughout the office building with branch connections to each office floor to serve the on-ceiling fan coil units. Back up generator FG Wilson P110EL housed in a dedicated room in the basement.
- > Cooling to the office building is provided by a dedicated chiller located within the basement level chilled water plant room, coupled with a dry air cooler located at roof level. A chilled water system is circulated throughout the office building with branch connections at each floor to serve the on-floor fan coil units. New UV sterilisation unit on filtered AHU. Separate A/C to server rooms

SECURITY:

- > Access control and CCTV
- > Fire alarms throughout
- > Video entry
- > 2 x high speed security gates with tall high glass panel wings
- > ID access card readers controlling entry/exit, located on each floor in the lift lobby, in addition to reception area
- > Texecom alarm system and panic alarms
- > DDA motorised door with fob access

RECEPTION

Newly refurbished entrance lobby with marble limestone tiles, feature glass sliding doors and interior designed reception seating area.





THE OFFICES

The offices from 1st - 4th floor provide open plan floor plates with excellent natural light with windows on all sides, comprising a net lettable space of 7,605 sq ft per floor.

Accessed via a dedicated reception with two x 8 person passenger lifts.

The offices are self contained and accessed via a communal reception, lending themselves equally to single or multi occupation.

There are hot and cold water supplies on each floor allowing potential for separate kitchen facilities.

There is existing certified and tested underfloor cabling, leading back to server room.

The server room on each office floor is supported by a back-up generator.





FACILITIES

Newly refurbished locker room with marble tiled showers, designed DDA shower rooms, plant area and stylish faux leather lift interiors are just a selection of some of the details this building has to offer.





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MEETING ROOMS

The meeting rooms lead directly off the entrance lobby.

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COMMERCIAL SCHEDULE

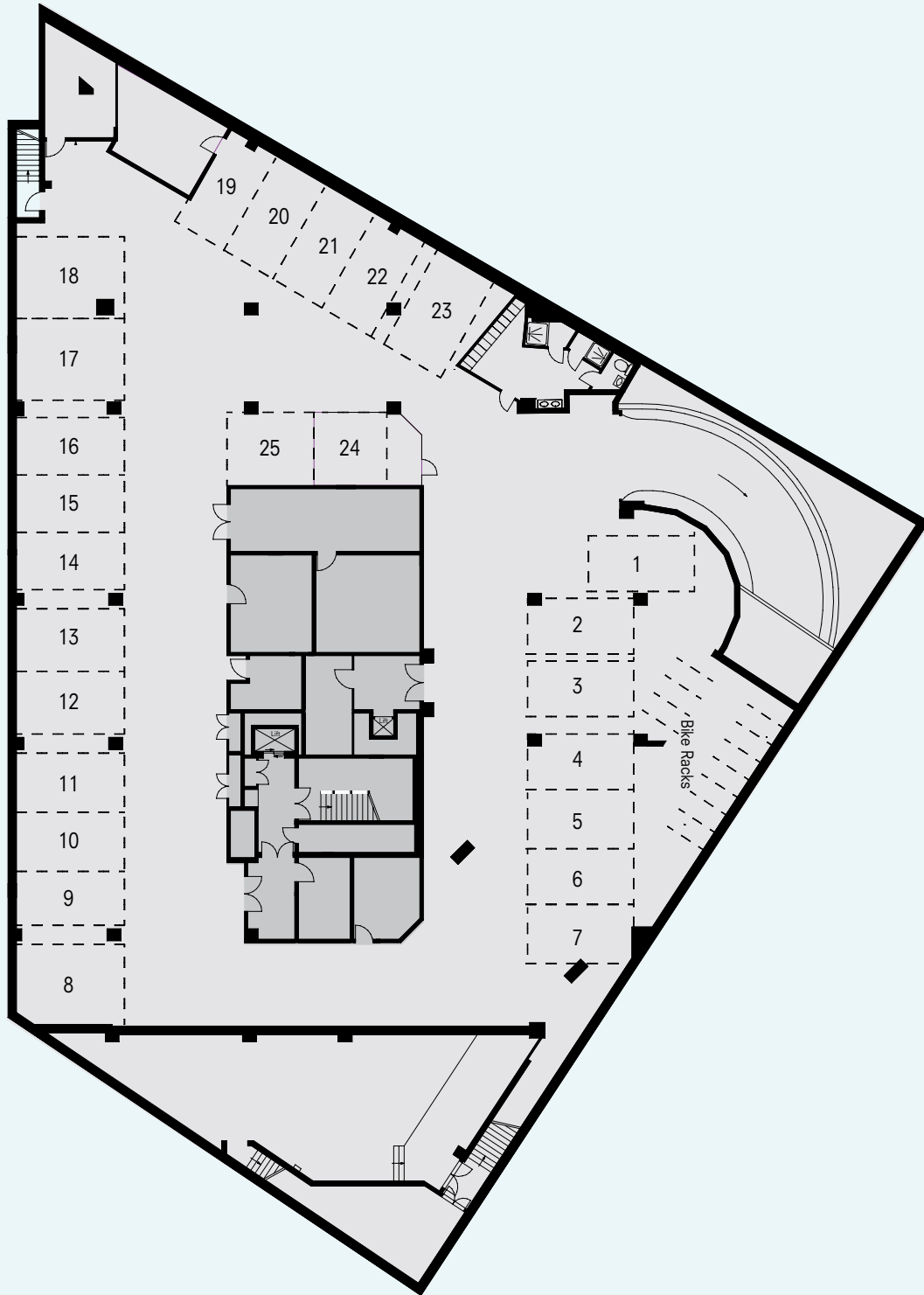
Gross internal area schedule commercial area LG-4th Floor inclusive

FLOOR	GIA		NIA	
	SQ FT	SQ M	SQ FT	SQ M
Basement	12,582	1168.87	-	-
Ground	7,621	707.99	6,594	611.28
First	8,722	810.27	7,605	706.50
Second	8,726	810.65	7,605	706.50
Third	8,726	810.65	7,605	706.50
Fourth	8,726	810.65	7,605	706.50
Total	55,103	5,119.07	37,014	3,437.30
25 parking spaces	-	-	-	-

FLOOR PLANS

Parking
Core

Basement

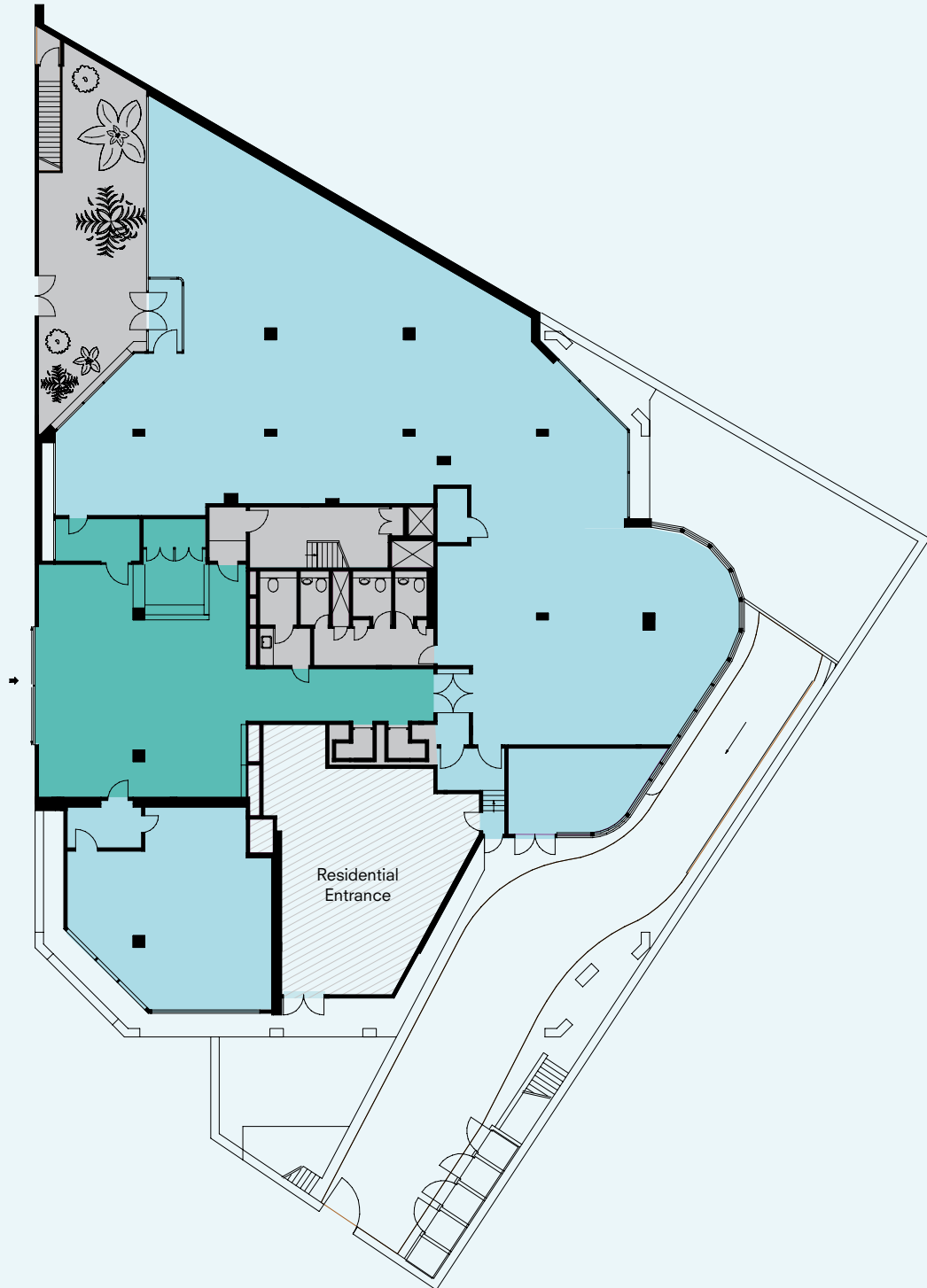


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FLOOR PLANS

Ground

- Core
- Office
- Reception



Plans Not to Scale for identification purposes only

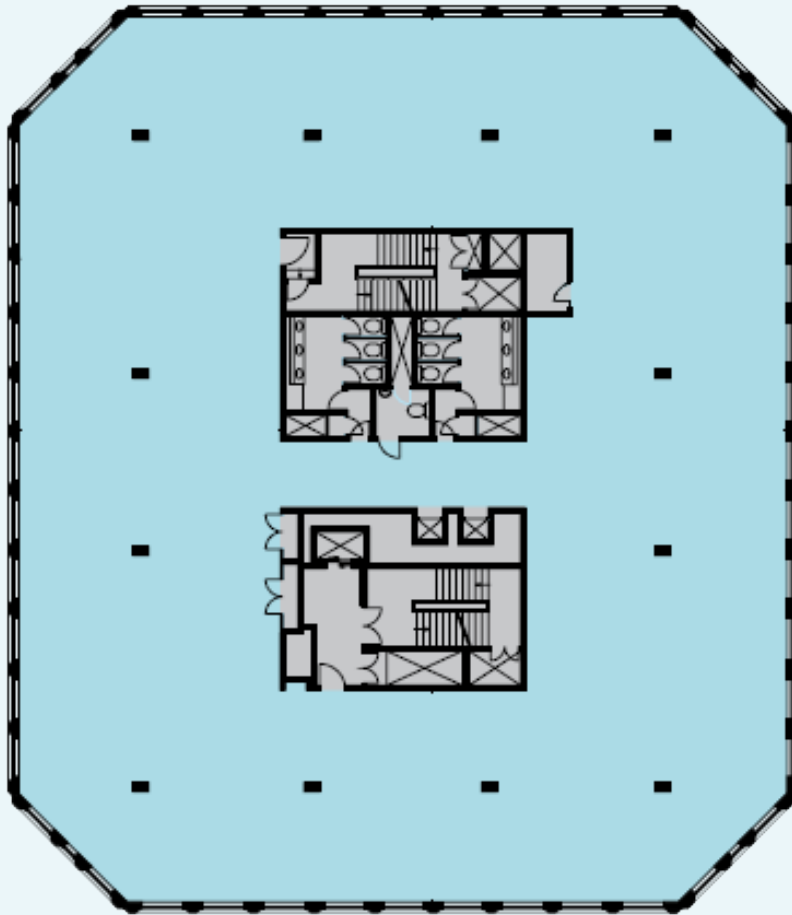
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FLOOR PLANS

First - Fourth Floor

7,605 sq ft NIA

Core
Office



Plans Not to Scale for identification purposes only



AGENTS

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