

TWO
BESSBOROUGH
STREET



For a customisable or ready-to-use workspace, a new office at Two Bessborough Street is the place to be.

Enjoy a contemporary and well-connected office in the heart of Pimlico, tastefully refurbished to a premium standard. Two Bessborough Street offers a mixture of pre-fitted and Cat A office space, with the benefit of communal meeting rooms, state-of-the-art amenities, and a central London location. Customise it according to your requirements and make it your ideal workspace.



Each design element has been carefully considered for not only its practicality but also its environmental sustainability. The end result is a refreshing, unique and liberating office concept.

Total building area

36,553 SQ FT

Number of floors

8

Cat A floors

5

Typical floor size

5,300 SQ FT

On-site meeting rooms

6

Fully fitted floors

2

LOCATION

Community spirit

An office in the heart of Pimlico combines the perks of being a short journey to Victoria and the West End, with an urban village atmosphere, green spaces and the riverside all on your doorstep.



Brewhouse, 5 min walk

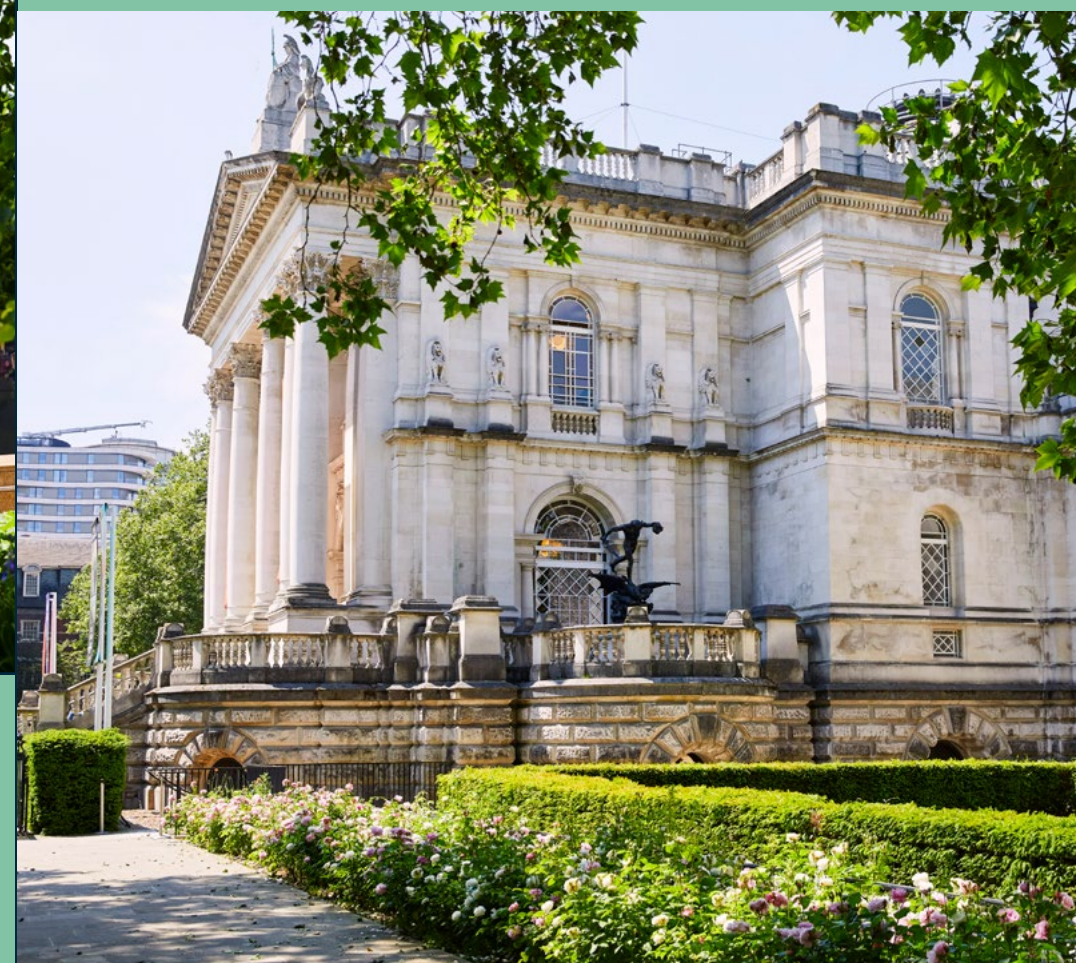
Khallouk & Taylor Deli, 3 min walk



Tate Britain, 7 min walk



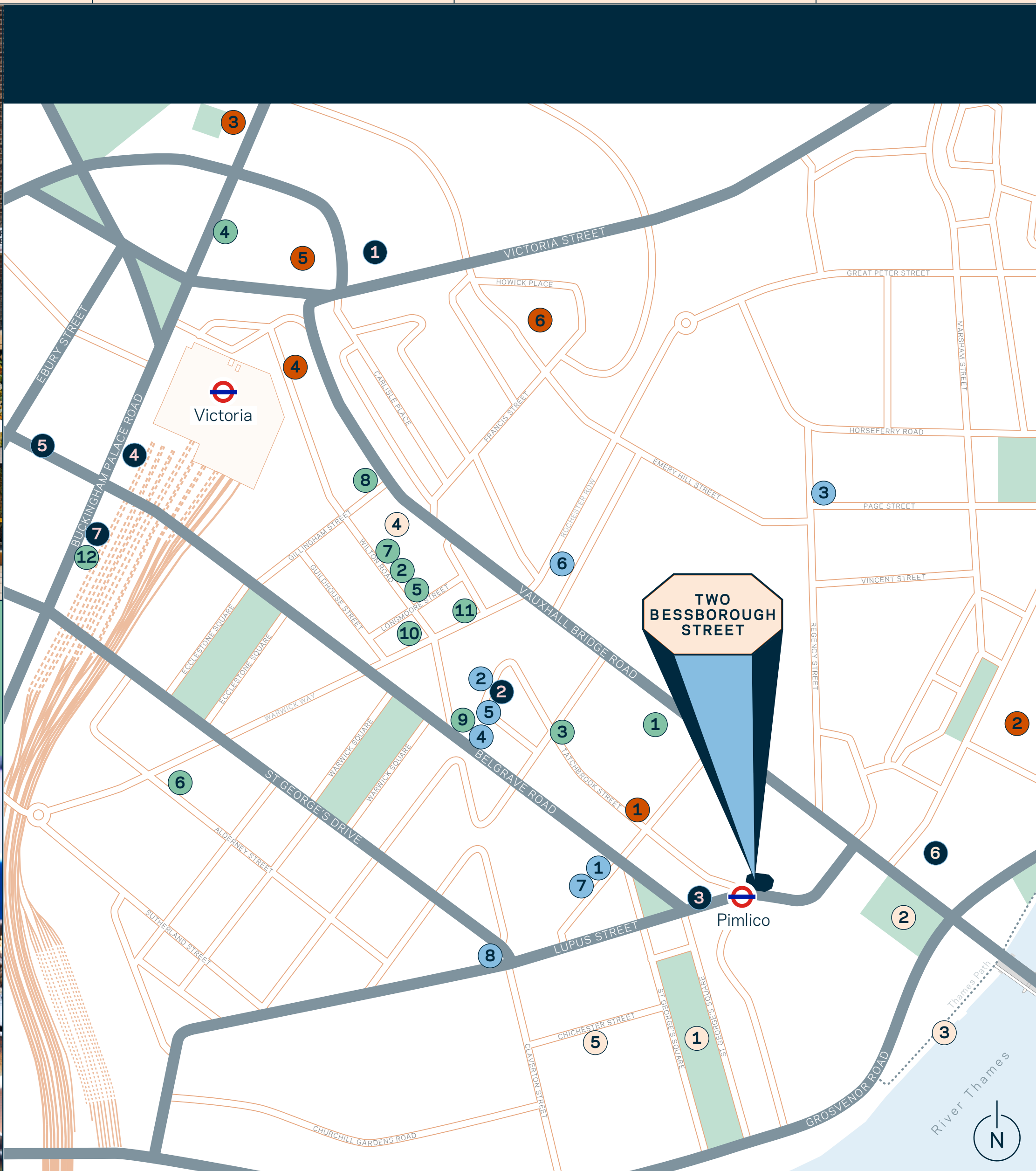
Thames Path, 14 min walk



The streets surrounding the building are alive with local pubs, independent boutiques and artisan coffee shops, and the nearby green spaces of St. George's Square and Bessborough Gardens are the perfect spot for lunch or al fresco meetings. Just a short walk away, enjoy Victoria's lively dining scene, Tate Britain for culture and the open spaces of the Thames riverside.



LOCATION



Restaurants & Eateries

- ① Moo Cantina Pub & Kitchen
- ② Preto Victoria
- ③ Cask Pub & Kitchen
- ④ Nova Food Quarter
- ⑤ Lorne
- ⑥ Artist Residence
- ⑦ A.Wong
- ⑧ Tozi
- ⑨ Cacio & Pepe
- ⑩ Pimlico Fresh
- ⑪ The Queens Arms
- ⑫ Ecclestone Yards

Cafés & Bakeries

- ① Little Bread Pedlar
- ② Gail's Bakery Pimlico
- ③ Regency Cafe
- ④ Grumbles
- ⑤ The Roasting
- ⑥ The Rochester Cafe
- ⑦ Khallouk and Taylor
- ⑧ Brewhouse

Retail

- ① Cardinal Place
- ② Dovers Flowers
- ③ Wine Rack
- ④ Victoria Place
- ⑤ Belgravia Books
- ⑥ Flowers By Van Twisk
- ⑦ Ecclestone Yards

Art & Culture

- ① Cave
- ② Tate Britain
- ③ The Royal Mews, Buckingham Palace
- ④ Apollo Victoria Theatre
- ⑤ Victoria Palace Theatre
- ⑥ Westminster Cathedral

Leisure & Open Spaces

- ① St George's Square
- ② Bessborough Gardens
- ④ The Thames Path
- ⑤ Queen Mother Sports Centre
- ⑥ Dolphin Square Gym

LOCATION

Access all areas

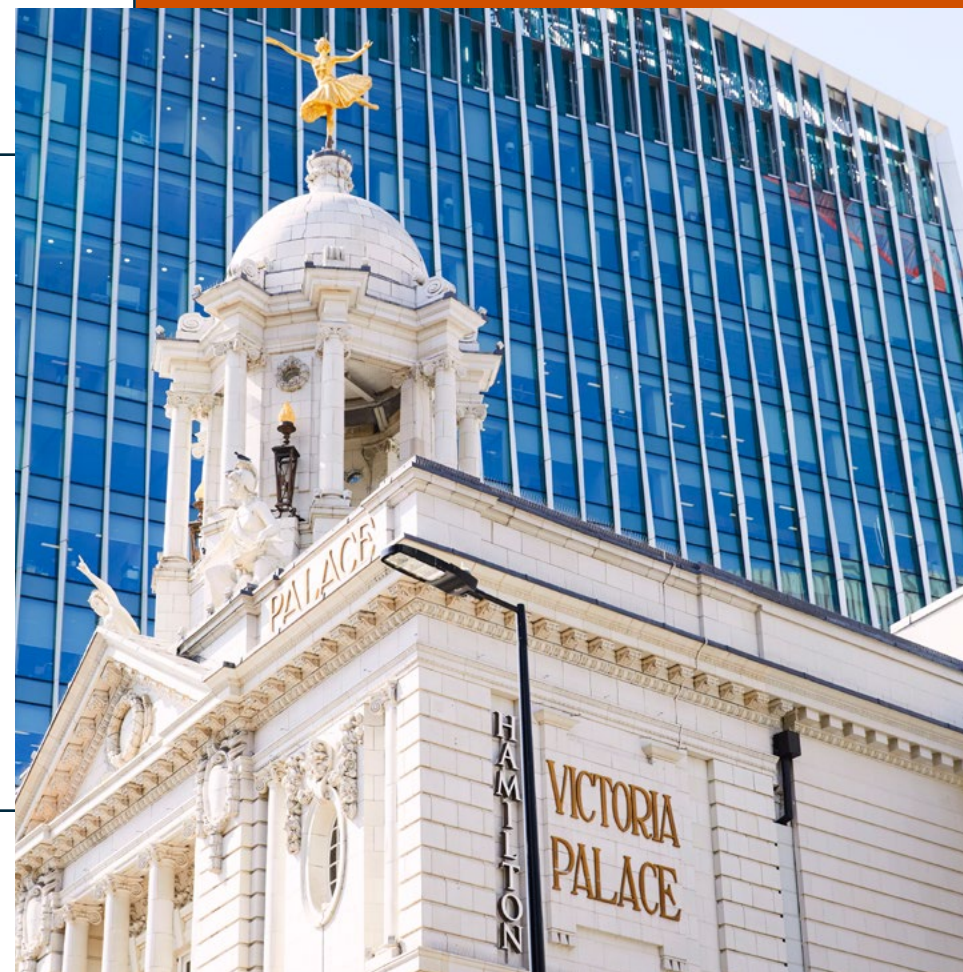
With the building directly above Pimlico Underground Station and on a Cycle Superhighway, getting into work and around central London is easy. From here you can be in the West End, Victoria and King's Cross within minutes.



All journey times from TfL and Citymapper

By Tube

- ▶ Vauxhall
2min
- ▶ Victoria
3min
- ▶ Green Park
5min
- ▶ Oxford Circus
7min
- ▶ Kings Cross
11min

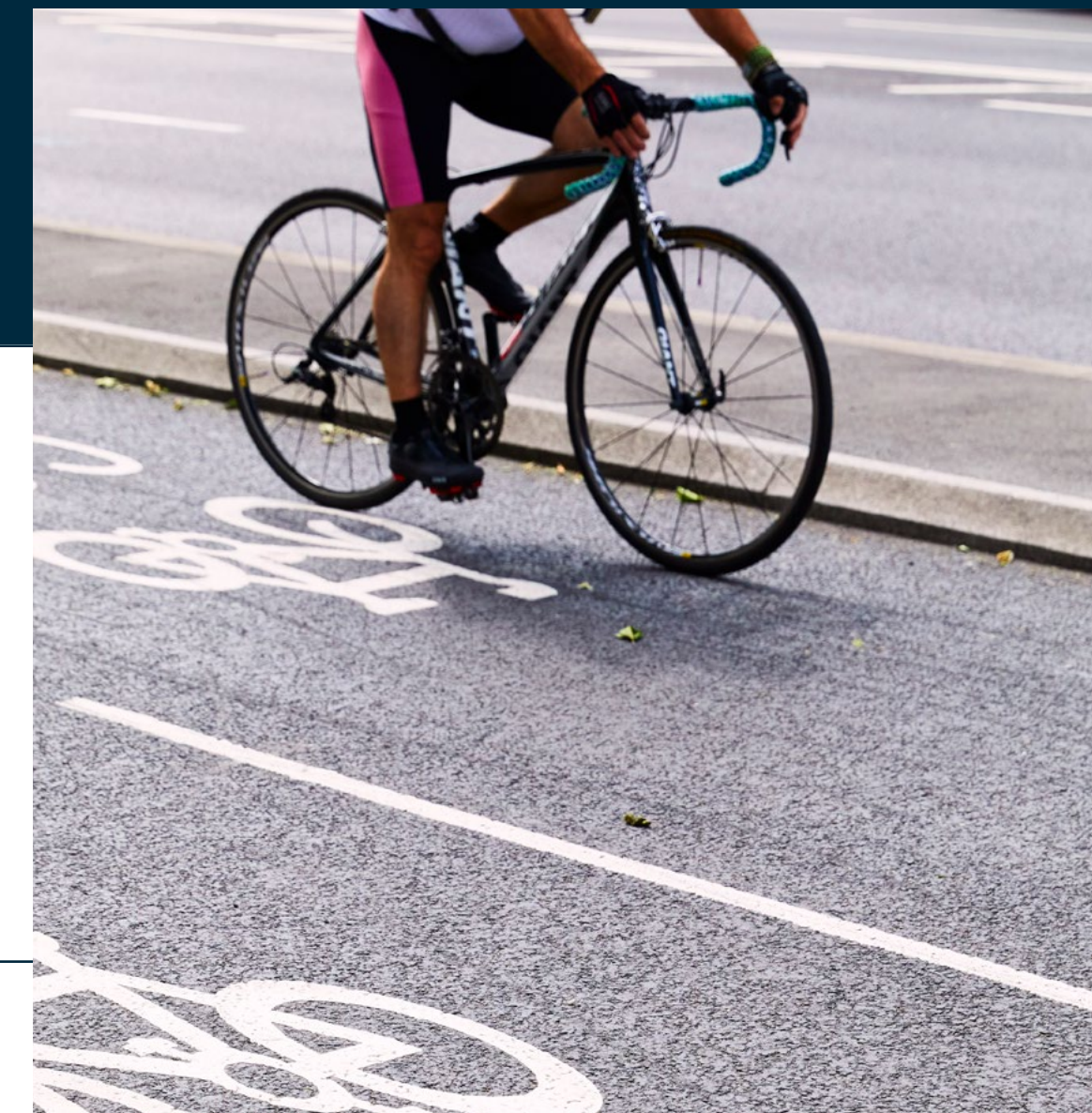


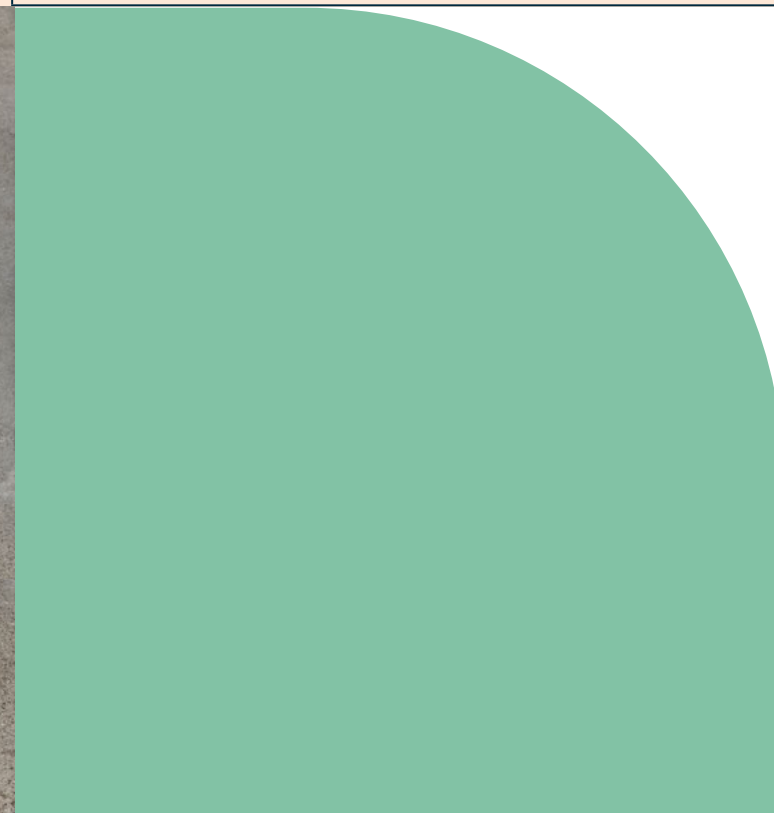
By Foot

- ▶ Tate Britain
8min
- ▶ Vauxhall
11min
- ▶ Thames Path
8min
- ▶ Victoria
15min

By Bike

- ▶ Stockwell
9min
- ▶ Clapham
14min
- ▶ Fulham
21min
- ▶ Wimbledon
46min





Ground floor Lobby

Detail-driven design

The light, welcoming reception area and pre-fitted office floors are designed by Stiff + Trevillion, while furniture and feature lighting for the lift hall are supplied by south London-based studio Mentsen. Stiff + Trevillion are known for creating thoughtful and engaging spaces which feature clean lines, natural materials and fresh pops of colour.



Photograph by Nick Rochowski

The original, grade 2 listed building designed by William Whitfield is a rather hefty solid construction with an octagonal plan. We took this as a starting point to design a family of lounge furniture with faceted features, and played with the weightiness of solid material surfaces and the visual lightness the tapered thin edges create.

Mentsen

More space to meet

On the ground floor, six private meeting rooms offer additional space for getting together with the team or hosting guests. Plus, there's an open-plan lounge with comfortable seating, and a well-equipped mini kitchen.



Ground floor meeting rooms



Ground floor meeting rooms

Each of the meeting spaces has a different furniture set-up for a range of needs and meeting types. All benefit from natural light and feature colourful contemporary artwork and lighting, as well as integrated audio-visual equipment for presentations and virtual meetings. With a sofa and coffee table, the open-plan lounge area is an ideal spot for more informal catch-ups.

Room no.	Capacity	Features & set-up	Audio / visual
1	10	Boardroom-style table and seating	1 screen
2	8	Boardroom-style table and seating	1 screen
3	6	Boardroom-style table and seating	1 screen
4	6	Video conference table and seating	2 screens
5	6	Circular table and seating, sofa	1 screen
6	6	Flexible table and seating	1 screen

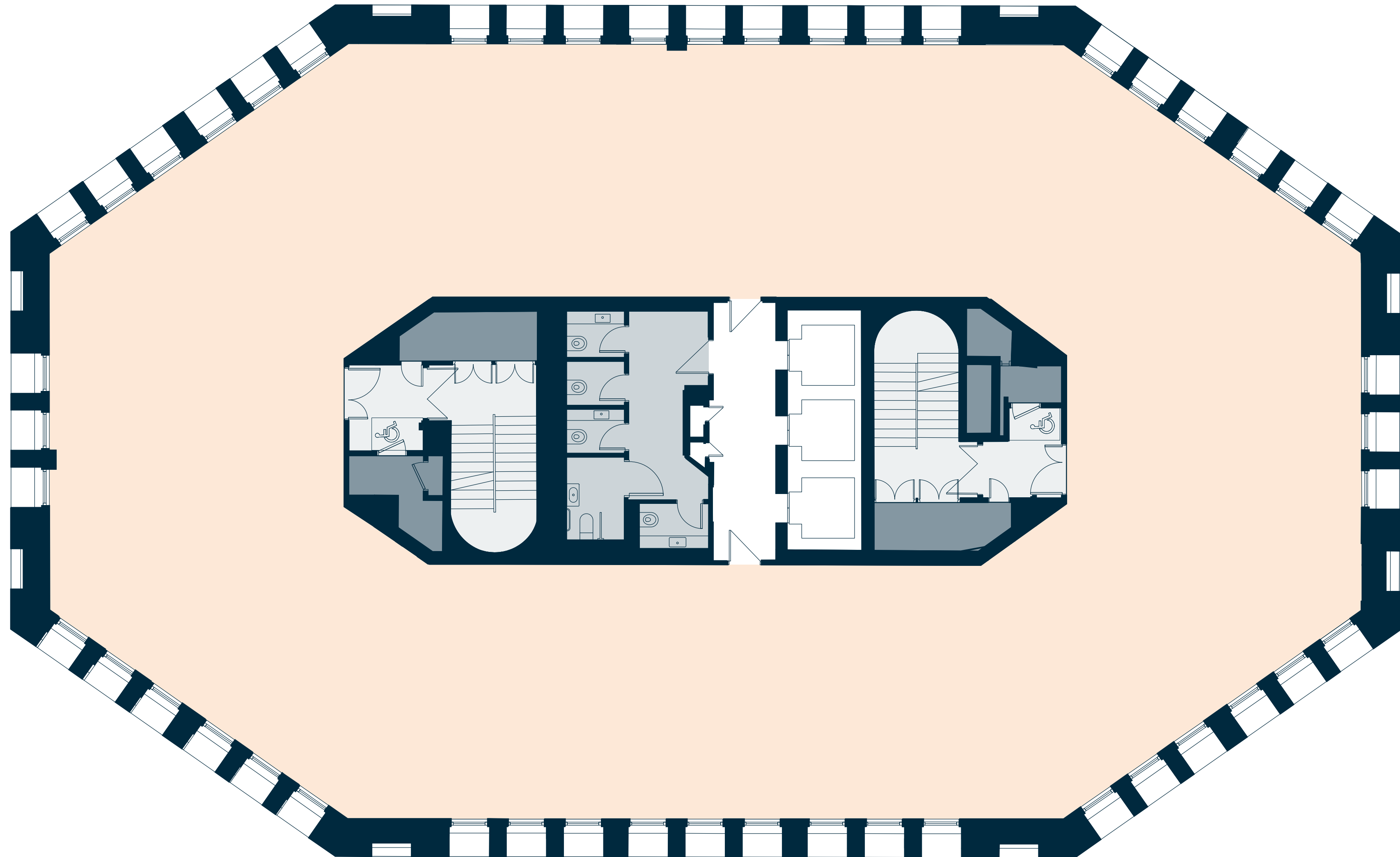
Schedule of areas

Floor	Sq ft	Sq m	Type
Floor 7	4,779	444	Cat A
Floor 6	5,328	495	Cat A
Floor 5	5,328	495	Fully-fitted
Floor 4	5,328	495	Cat A
Floor 3	5,328	495	Cat A
Floor 2	5,328	495	Fully-fitted
Floor 1	3,692	343	Cat A
Total	35,111	3,262	—

Floor	Amenities
Ground Floor	Meeting room suite
Lower Ground Floor	Showers and cycle racks
Basement	Showers and cycle racks

Typical Floor

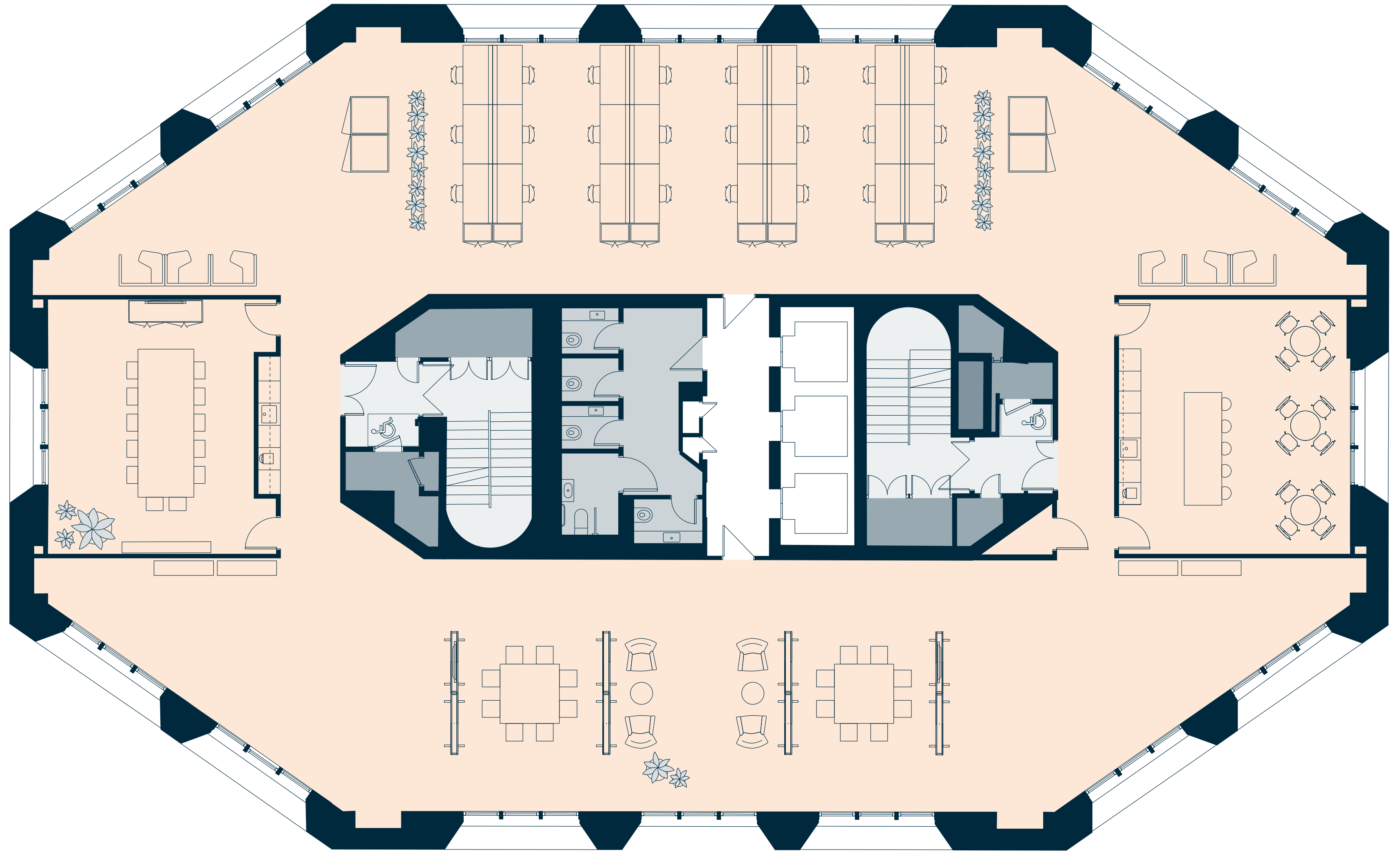
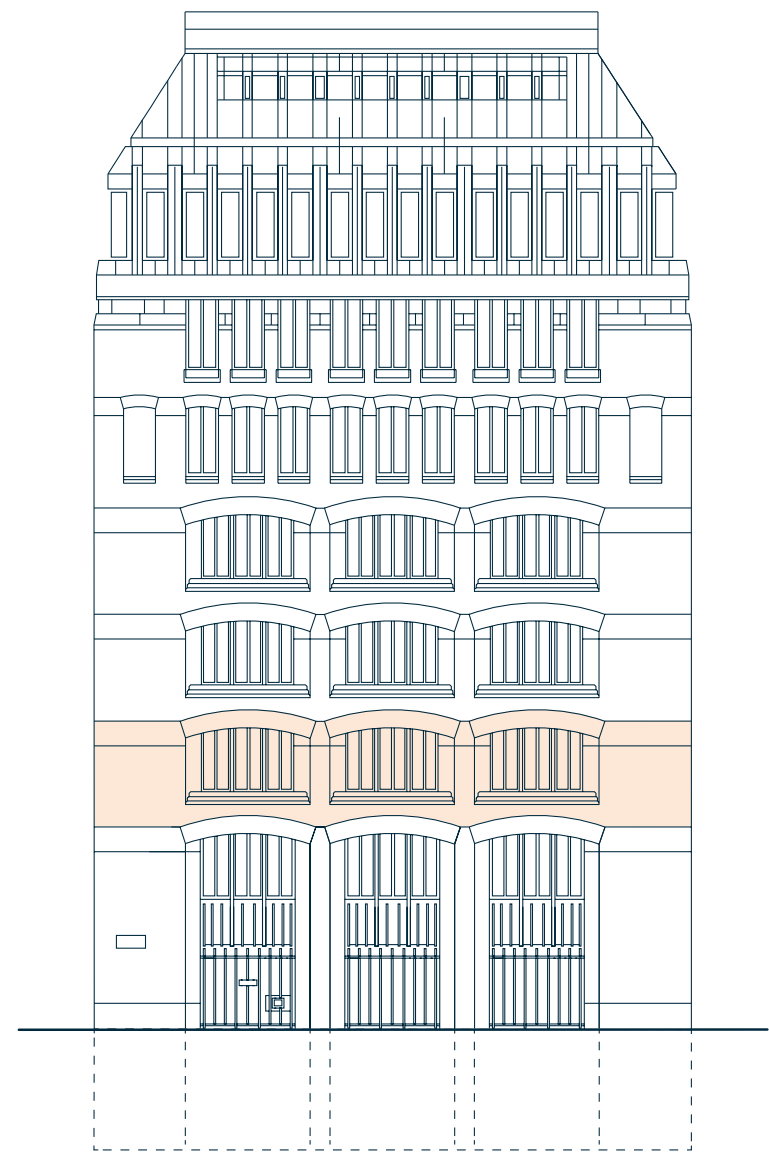
5,328 sq ft
495 sq m



2nd Floor

Fitted and Furnished

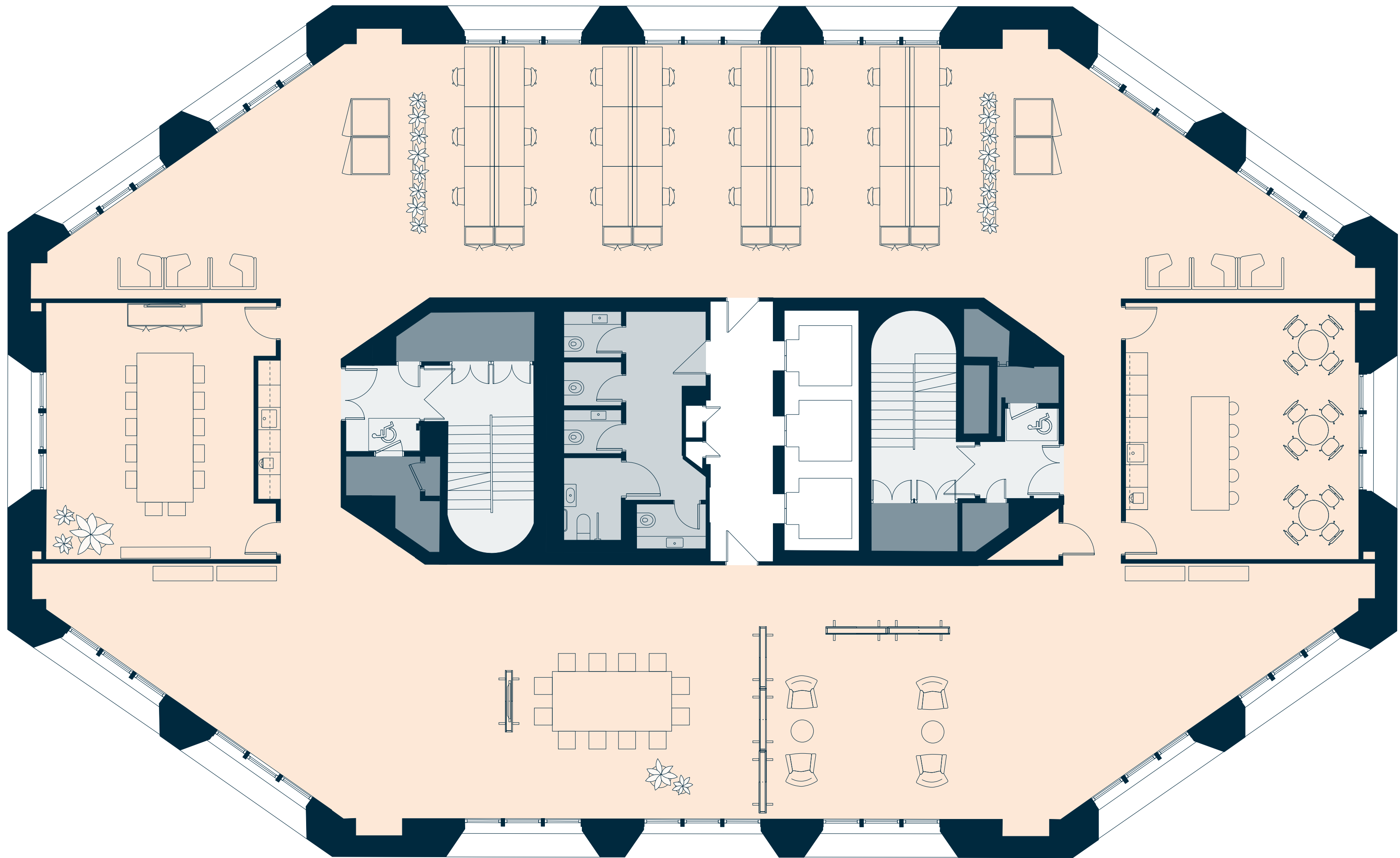
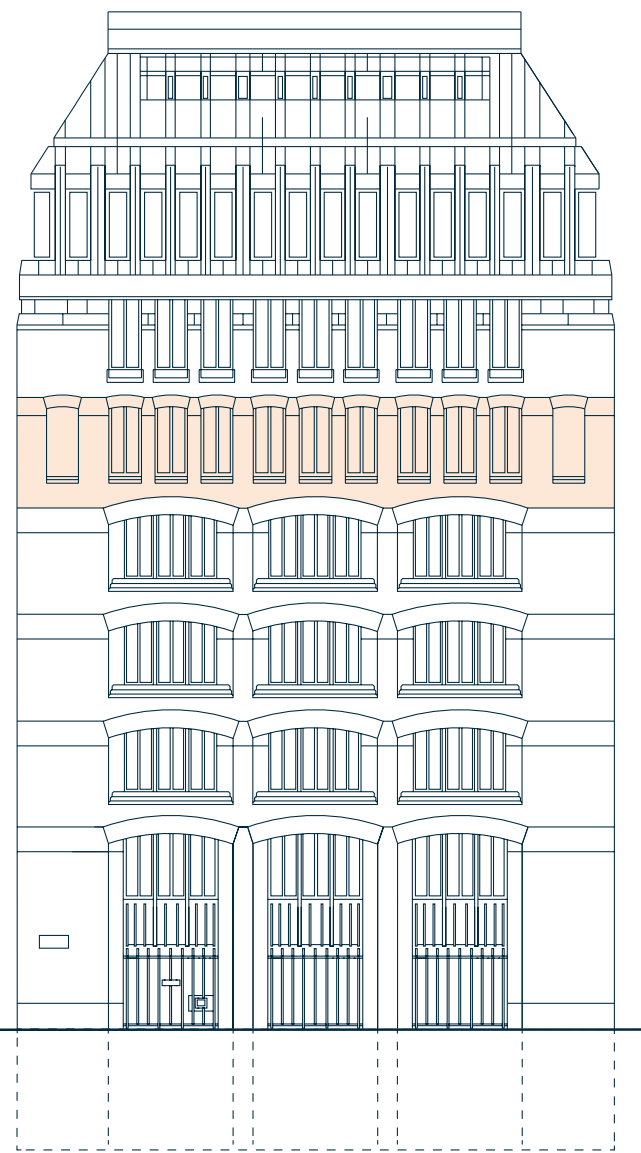
5,328 sq ft
495 sq m



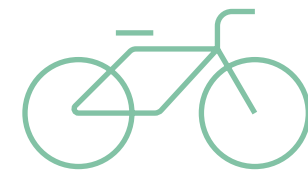
5th Floor

Fitted and Furnished

5,328 sq ft
495 sq m



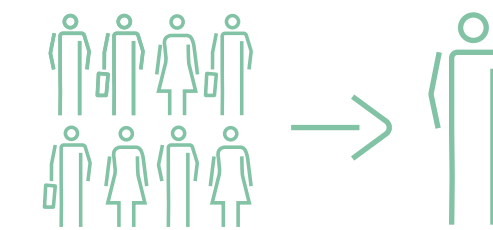
Amenities and specification



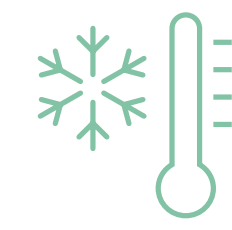
55 Secure cycle spaces and cycle repair stand



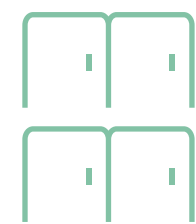
6 Unisex showers



1 per 8 occupational density



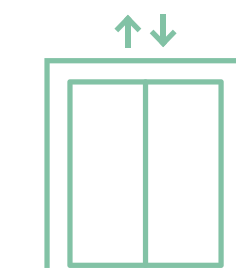
VRV / VRF Air conditioning



56 Two-compartment lockers with benches



Telephone booths



13-person passenger lifts



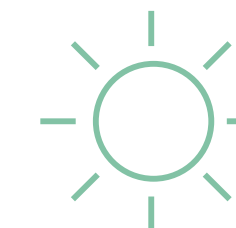
LED lighting



Meeting suite with 6 private rooms



Levels 2 and 5 fully fitted out



8 Elevations with natural light



EPC rating available upon request



Fibre connectivity provided by Colt & G Network



Basement shower facilities



Stiff + Trevillion

Refurbishment by Stiff & Trevillion

MENTSEN

Bespoke reception furniture by Mentsen

vitra.

Office furniture by Vitra

 Creative Debutis

Art curated by Creative Debutis

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- Cinema room
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- Memberships
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