



# 1 Vincent Square

London SW1

4,575 - 13,725 sq ft  
Offices To Let

# The Building

1 Vincent Square is a contemporary office building providing 4,575 - 13,725 sq ft of flexible workspaces.

The building provides everything needed by an occupier, including bike storage and showers.



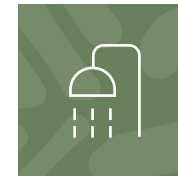
## Specification



Contemporary  
manned reception



2 passenger  
lifts



3 showers



Bike storage



DDA compliant



Bookable  
parking space\*



Storage space\*



Excellent  
natural light

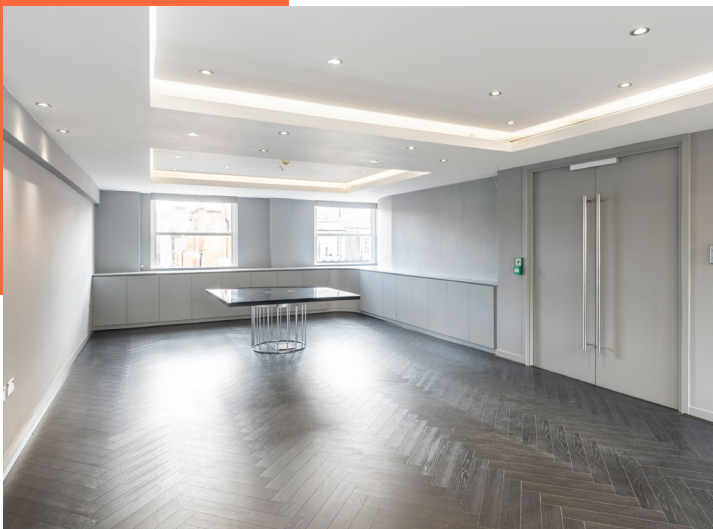
\* Available by separate arrangement and subject to availability.



# The Space

The available space is arranged over three floors, providing a range of fit-out options.

Floor	Sq Ft	Sq M
Fourth	4,575	425
Third	4,575	425
Second	4,575	425
<b>Total</b>	<b>13,725</b>	<b>1,275</b>



Air conditioning



Raised floors

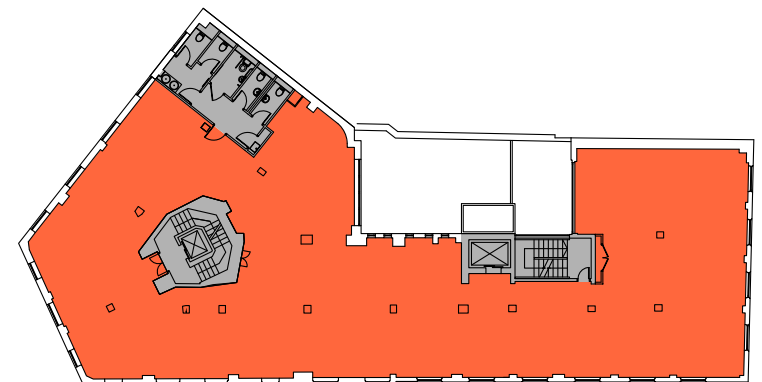


LG7 lighting



Cat 6 cabling  
(4th floor)

Typical Floor Plan  
4,575 sq ft (425 sq m)





Flexible open  
floorplates

# Location

The local area is well served with a range of local amenities, both on Victoria Street, Horseferry Road and Strutton Ground Market only a short walk away.

Transport links are excellent, with Victoria, Pimlico and St James's stations being nearby.



## Transport links



Pimlico



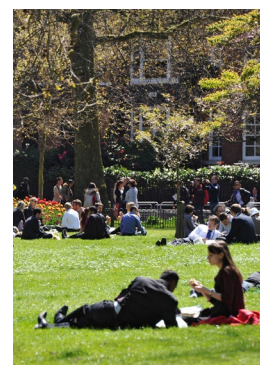
St James's Park



Victoria



Vauxhall



## Viewings

Through the sole letting agents.

Guy Bowring  
07831 185728  
gbowring@tuckerman.co.uk

Oscar Holmes  
07921 452727  
oholmes@tuckerman.co.uk

Scott Fisher  
07890 572 225  
sfisher@tuckerman.co.uk

## Terms

Rent: £29.50 psf  
Rates: £18.69  
Service Charge: £13.00 psf



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