



8,708 SQ FT OF CONTEMPORARY
OFFICE SPACE AVAILABLE



Impressive contemporary office space in Victoria

Designed by Squire & Partners, 7 Howick Place is an outstanding contemporary space offering highly flexible and dramatic office space, whilst retaining the character of the original Royal Mail sorting office buildings.



Building Reception



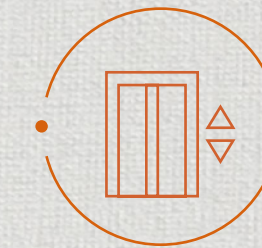
HIGH SPECIFICATION



Manned reception



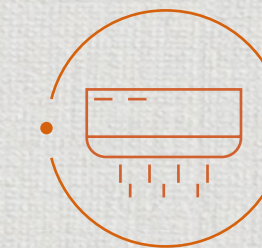
Up to 5m floor to ceiling heights



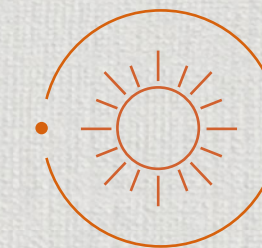
2 passenger lifts (2*13 person)



Impressive common areas



Air conditioned



Good natural light



1 goods lift (4,800 KG)



Loading bay



Large private roof terrace



Shared showers and cycle storage



Underfloor trunking



EPC B

Endless opportunities

The third floor itself is made up of a large generally open plan office floor, with a number of meeting rooms, smart reception, large breakout area and a private 35 meter long terrace. The mezzanine is capable of being converted to offices, although presently used as an internal gym and showers. The space has vast floor to ceiling heights of up to 5m in places and superb natural lighting. Additionally, there are storage units available to rent within the building.



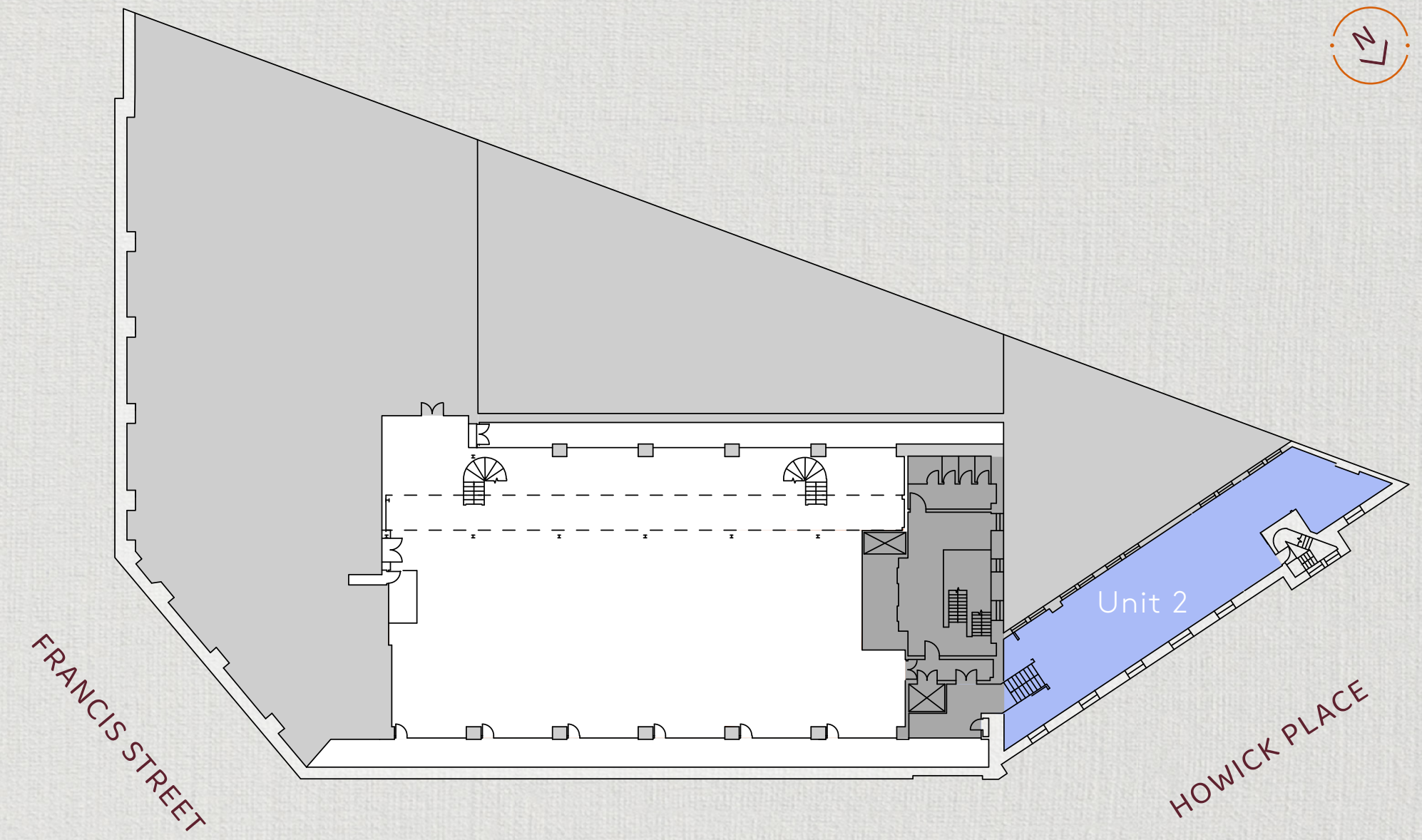
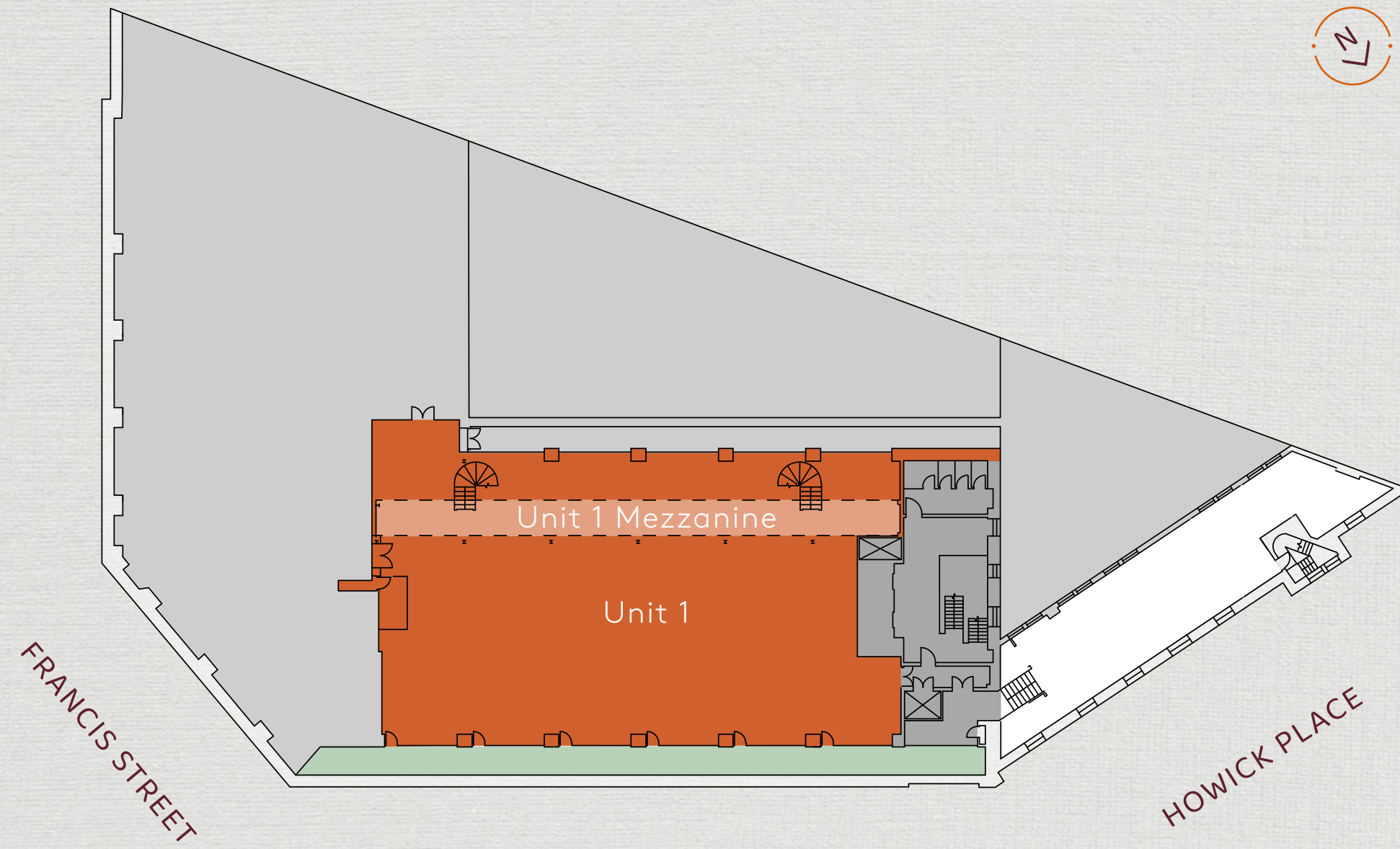
FLOOR PLANS

3rd Floor East

8,708 SQ FT / 808 SQ M

3rd Floor West

2,110 SQ FT / 196 SQ M



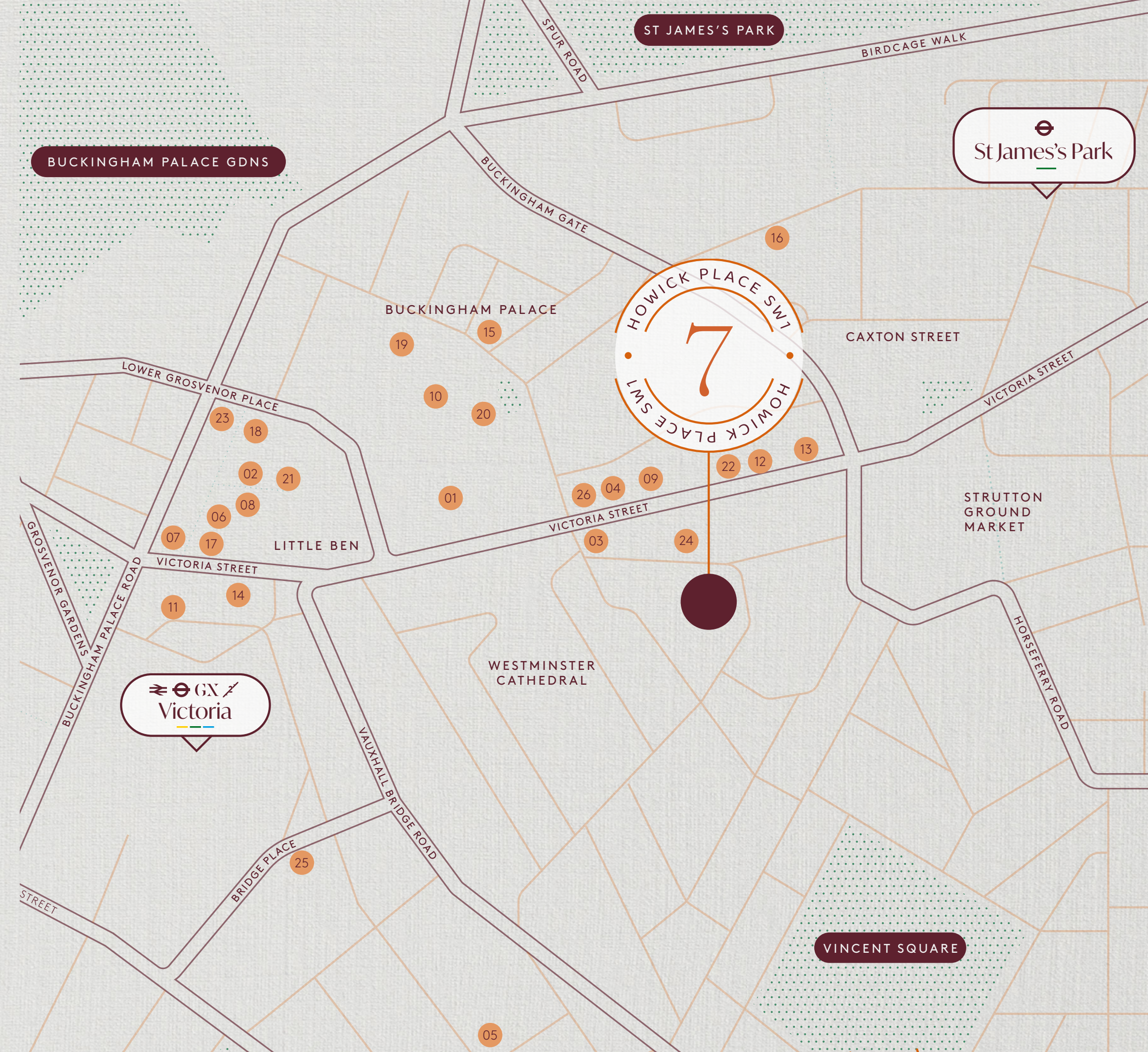
UNIT	SQ FT	SQ M	STATUS
3rd East	8,708	808	Available
3rd West	2,110	196	Let
TOTAL	10,818	1,005	

■ Unit 1
 ■ Unit 1 Mezzanine
 ■ Unit 2
 ■ Private Terrace

*Not to scale, indicative only

An abundance of dining & retail establishments

The property is located on the east side of Francis Street, close to the junction of Howick Place. Victoria Mainline, Underground and Bus Station are located within 300 meters from the property providing excellent transport links and St James's Park Underground is a short walk away. There are numerous shops, bars and restaurants in the surrounding area including new facilities of Cardinal Place and Strutton Ground.



EAT

- 01 - Bills
- 02 - Franco Manca
- 03 - Island Poke
- 04 - Joe and The Juice
- 05 - Lorne
- 06 - Ole and Steen
- 07 - Shake Shack
- 08 - Sticks n Sushi
- 09 - The Ivy
- 10 - Wagamama
- 11 - Market Halls Victoria

DRINK

- 12 - All Bar One
- 13 - Benugo
- 14 - Black Sheep Coffee
- 15 - Cask And Glass
- 16 - Buckingham Arms
- 17 - Greenwood
- 18 - Vaga Bond
- 19 - Phoenix Pub

WELLNESS / ENTERTAINMENT

- 20 - 1 Rebel
- 21 - City Athletic
- 22 - Curzon
- 23 - Flight Club
- 24 - Gym Box
- 25 - Frame
- 26 - Lane 7

UNWIND

FURTHER INFORMATION

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