



89 Eccleston Square,  
London, SW1V 1PN

**Offices Located Next To  
Victoria Station  
68,686 SQ FT**

tuckerman.co.uk  
020 7222 5511



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## Amenities

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Close to Victoria Station

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Two Passenger Lifts

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Great views across London

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Regular Floor plates

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Refurbishment can be specified

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Good Natural Light

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Parking on Site

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Corner position

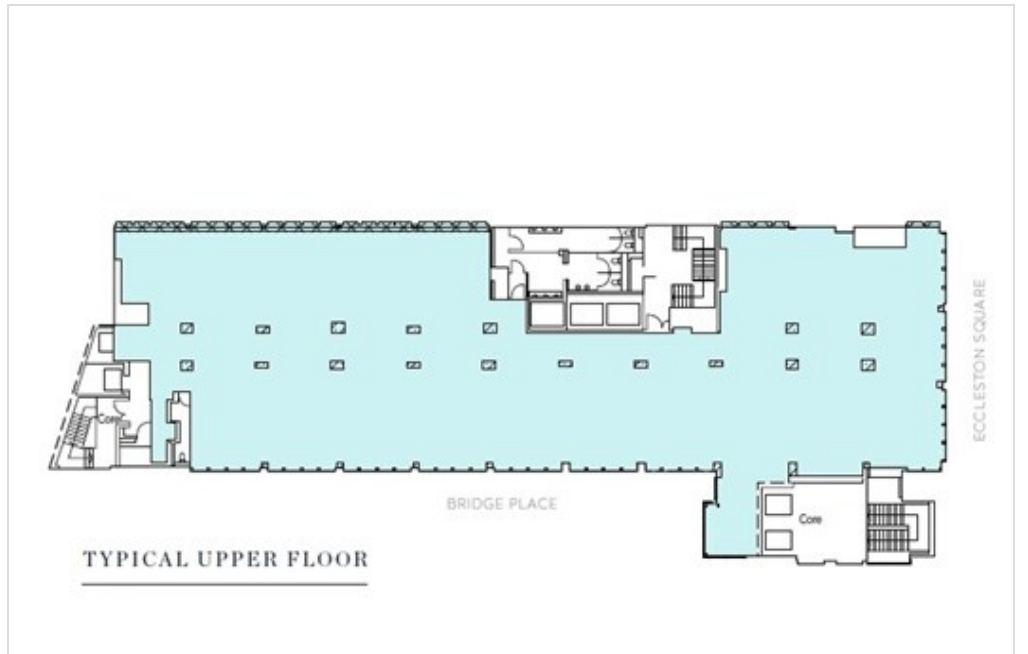
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Plentiful local amenities

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Available as either CAT A or CAT B

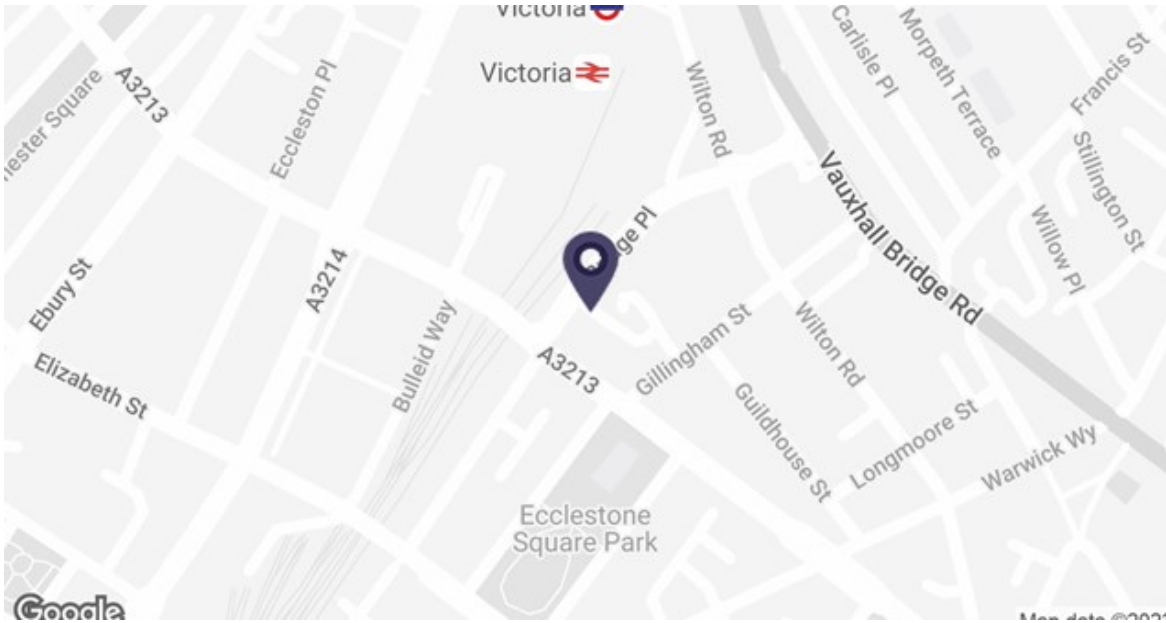
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## Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
8th	7,028	£95.00	£28.00	£15.00	£969,864.00	£80,822.00	Available
7th	7,022	£95.00	£28.00	£15.00	£969,036.00	£80,753.00	Available
6th	7,012	£95.00	£28.00	£15.00	£967,656.00	£80,638.00	Available
5th	7,015	£85.00	£28.00	£15.00	£897,920.00	£74,826.67	Available
4th	7,005	£85.00	£28.00	£15.00	£896,640.00	£74,720.00	Available
3rd	6,991	£75.00	£28.00	£15.00	£824,938.00	£68,744.83	Available
2nd	7,402	£65.00	£28.00	£15.00	£799,416.00	£66,618.00	Available
1st	7,182	£65.00	£28.00	£15.00	£775,656.00	£64,638.00	Available
Mezzanine	1,927	POA	TBC	TBC	POA	POA	Available
Ground	6,048	POA	TBC	TBC	POA	POA	Available
Basement	4,054	POA	TBC	TBC	POA	POA	Available
<b>TOTAL</b>	<b>68,686</b>						

\*all figures are approximate and exclusive of VAT



## Description

The building occupies a prominent corner position overlooking Victoria Station in London SW1. Formerly The Passport Office, the property has been fully stripped out and creates a blank canvas for an incoming tenant to refurbish to their own specification. The building includes a ground floor retail unit and basement space for parking, delivery and wellness space. Views are superb, with uninterrupted vistas across Belgravia and Pimlico. Amenities are plentiful with Nova, Eccleston Yards and Victoria Street just a short walk away.

Transport links are provided by Victoria Mainline and Underground Stations (Victoria, Circle and District Lines). Green Park and St James's Park are close by, as are the iconic landmarks of Buckingham Palace, The Houses of Parliament and Westminster Abbey.

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## Further Information

### Lease Information

Leasehold for a term by arrangement direct from the Landlord.

### Rent

From £65 per sq ft.

### Service Charge

Estimated at £15 per sq ft.

### Rates

Estimated at £28 per sq ft.

### EPC

Availbale on request.

### Mark Fisher

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