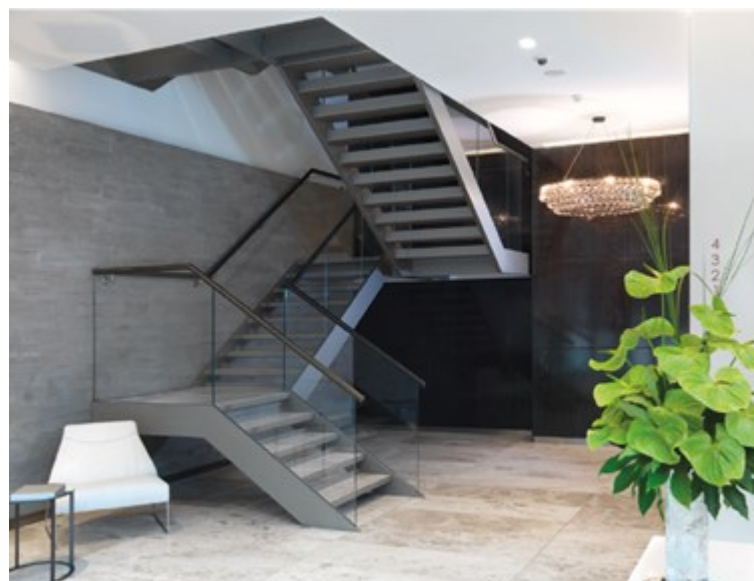


# 123 VICTORIA STREET, LONDON SW1E 6DE

**TUCKERMAN**  
CHARTERED SURVEYORS

OFFICE TO RENT | 9,642 SQ FT | POA



## VICTORIA'S EXPERT PROPERTY ADVISORS

TUCKERMAN.CO.UK



## TUCKERMAN

1 CASTLE LANE, VICTORIA,  
LONDON SW1E 6DR

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## OFFICE FOR RENT



### **i** DESCRIPTION

123 Victoria Street is a comprehensively refurbished (2015) and award-winning Grade A office building situated in the heart of London's Victoria. Victoria Station (District & Circle and Victoria Lines and mainline services) is a 3 minute walk to the north, whilst the superb amenities of the Nova Food Quarter, Cardinal Place and Victoria Street are all on the buildings doorstep.

The 2nd floor has recently been refurbished to Cat A specification. The 2nd floor has superb levels of natural light, excellent floor to ceiling heights and are arranged in a highly flexible open plan layout. The beautifully designed reception area is accessed off Cathedral Piazza and provides access to the floors, via a bank of 3 lifts. There are a large number of cycle racks in the basement, along with a limited number of car parking spaces and high quality shower and changing facilities. In addition 2nd floor, the 3rd and 4th floors may also be available offering a self-contained building totaling 29,742 sq ft.

### **✓** AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Second (Cathedral Piazza Entrance)	9,642	Under Offer
<b>TOTAL</b>	<b>9,642</b>	

### **☎** GET IN TOUCH

GUY BOWRING	MARK FISHER	HUNTER BOOTH	ANGUS TULLBERG
Tuckerman 020 3328 5373 gbowring@tuckerman.co.uk	Tuckerman 020 3328 5370 mfisher@tuckerman.co.uk	Savills  Hunter.booth@savills.com	Savills 02072 993 077 angus.tullberg@savills.com

### **★** AMENITIES

- Floor to ceiling height of approximately 2.6m
- Raised floors
- 4 pipe fan coil air conditioning
- Cycle and shower/changing facilities (accessed via 123 Victoria Street entrance)
- 3 passenger lifts
- Fully refurbished

### **📄** TERMS

RENT	RATES	S/C
POA	Circa £23.00 psf	Est £11.74 psf
Available by way of a new FRI lease direct from the Landlord for a term by arrangement.		

### WEBSITE

<http://www.tuckerman.co.uk/properties/active/123-victoria-street/>