



12 Caxton Street Offices

# Alliance House

Westminster, London

RIB

ROBERT IRVING BURNS



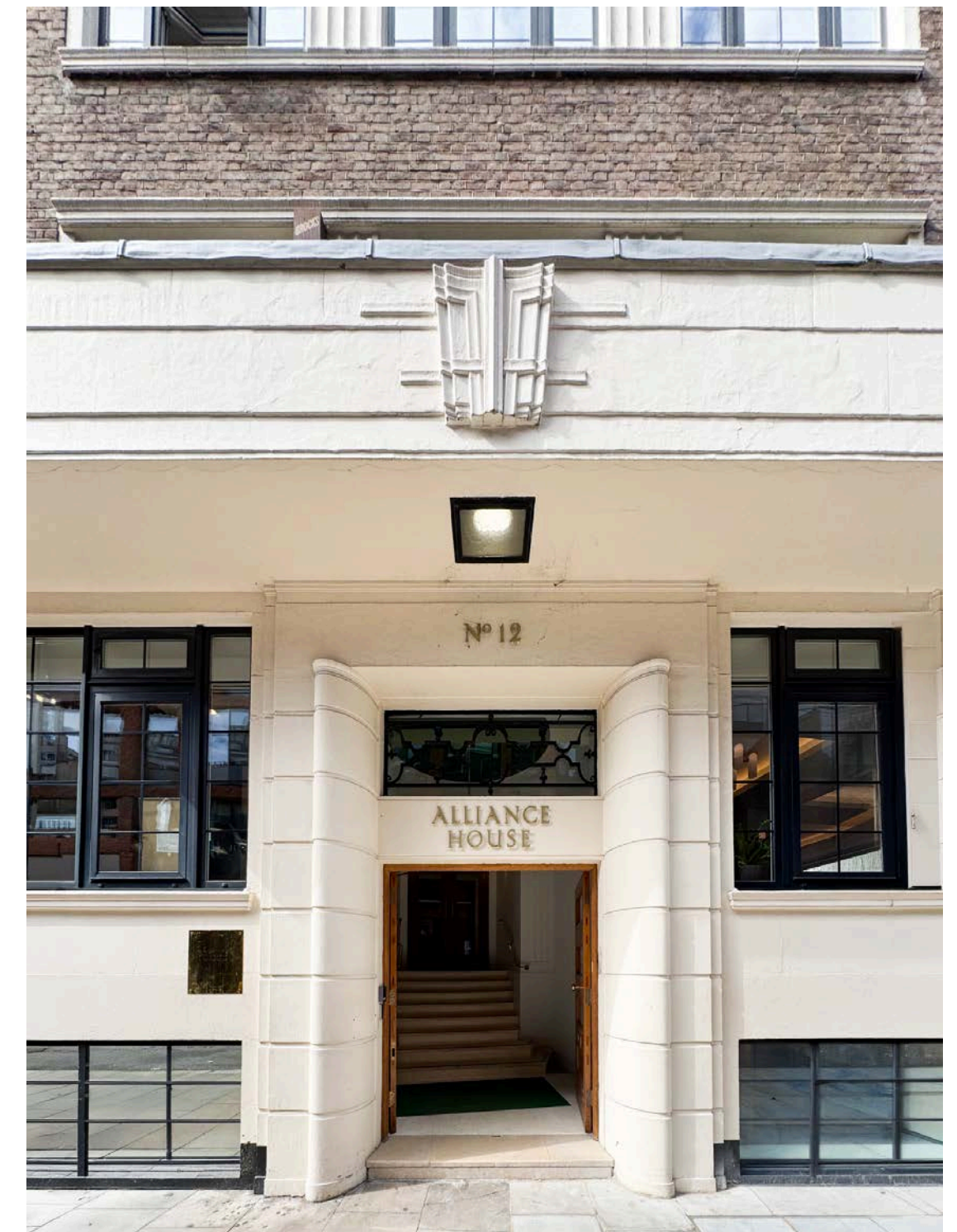
## DISCOVER ALLIANCE

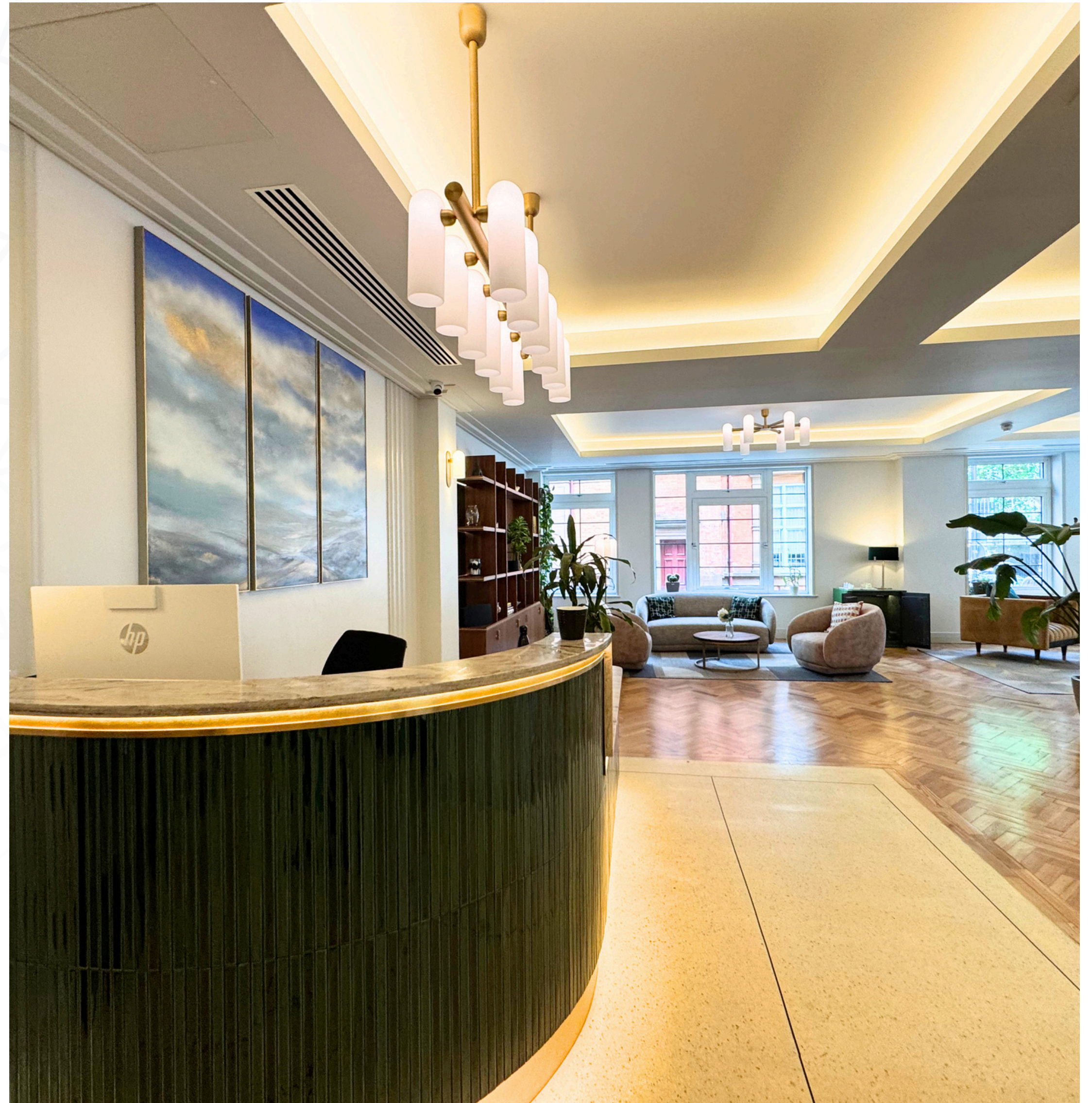
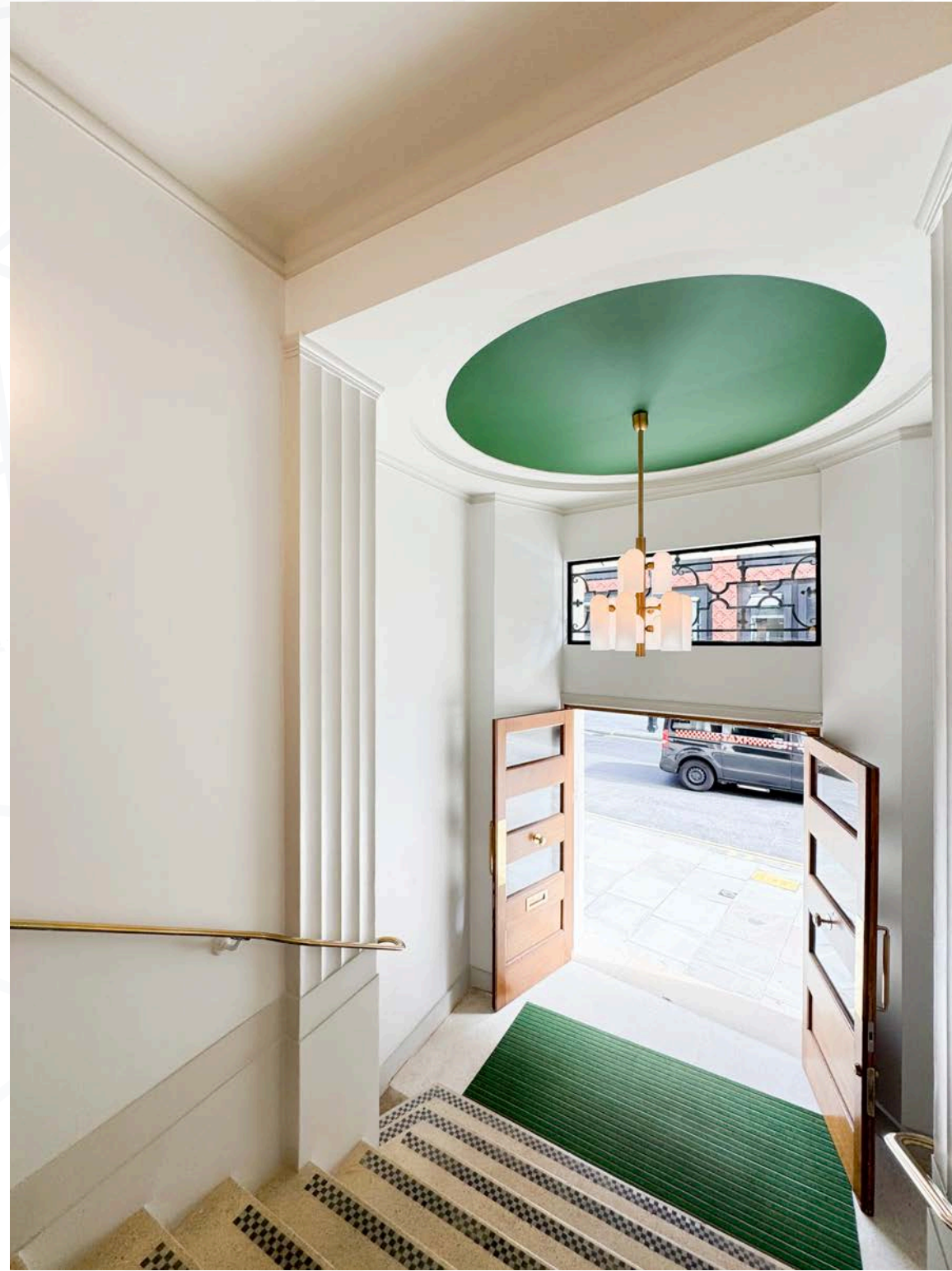
*Westminster building with exceptional communal amenities and a rooftop terrace.*

*The newest addition, 12 Caxton Street is set to offer the most communal space of any Imoxis building to date. After passing through a traditional Art Deco entrance porch, a fantastic dual aspect reception area and living room welcomes you into the building. Beyond this, the Lower Ground floor is entirely dedicated to clients, with a number of meeting rooms, breakout spaces, a large kitchen space within Alliance Hall, as well as a gym, showers, bicycle storage and even a music/podcast room. Upstairs a fantastic roof terrace is under works.*



STEP INTO  
ALLIANCE







SPACE TO GROW



**CAFÉS AND BARS**

- 1. Acai Berry
- 2. Adam's Barbers
- 3. The American Bar
- 4. Benugo
- 5. Cellarium Café & Terrace
- 6. Farmer J
- 7. Formative Coffee
- 8. Joe & The Juice

- 9. The Leopard Bar
- 10. Manetta's Bar
- 11. Nostos Coffee
- 12. Pret A Manger
- 13. Rail House Café
- 14. Ravello Coffee Co.
- 15. Urban Greens

**RESTAURANTS**

- 1. The Blue Boar
- 2. Chez Antoinette
- 3. The Cinnamon Club
- 4. The Game Bird
- 5. Itsu
- 6. The Ivy
- 7. Old Queen Street Café
- 8. The Pem
- 9. Qulon

**HOTELS**

- 1. Conrad London St James
- 2. Corinthia London
- 3. Dukes London
- 4. The Goring
- 5. Hotel 41
- 6. The Rubens at the Palace

- 7. St Ermin's Hotel
- 8. St James's Court
- 9. The Stafford London

**GYMS**

- 1. 1Rebel
- 2. Barry's Bootcamp
- 3. City Athletic
- 4. E by Equinox St James's
- 5. Frame
- 6. Gymbox
- 7. SW1 Fitness



*St James's Park*



*Bon Gusto*

## A NEIGHBOURHOOD LIKE NO OTHER

*Alliance House is ideally positioned at 12 Caxton Street in the heart of Westminster, offering outstanding connectivity alongside one of central London's most prestigious addresses. St James's Park Station is just a 1-minute walk, with Westminster and Victoria stations also close by, providing easy access to the Underground and National Rail network. Charing Cross, Victoria and Waterloo are all reachable by a short cycle. The building offers 24/7 access with a staffed reception from 8:30am to 6:00pm.*

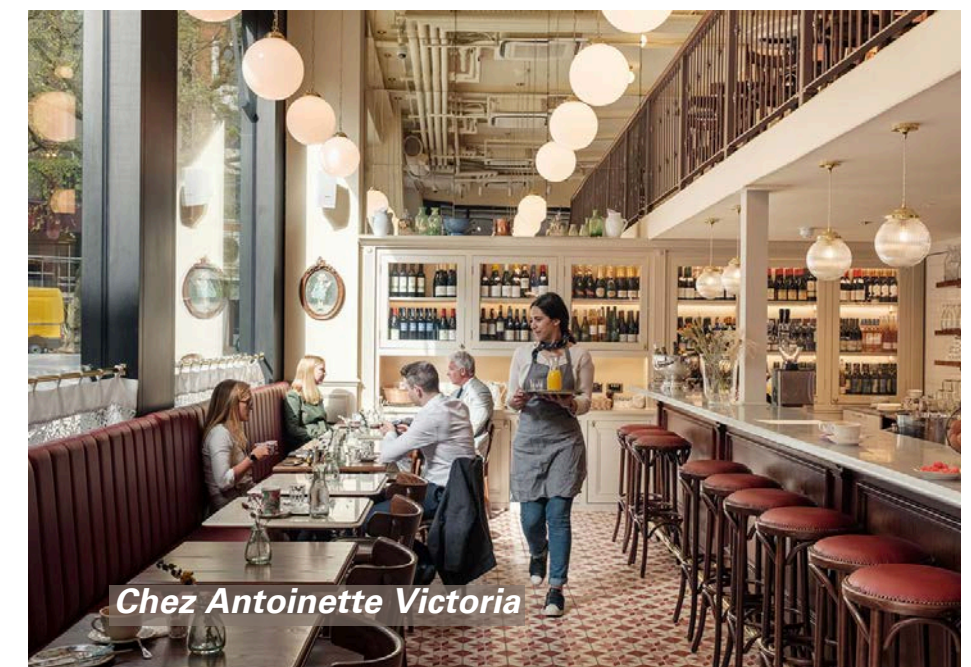
*The location places occupiers within easy reach of St James's Park and Buckingham Palace, while the surrounding streets offer an excellent choice of dining — from the charming French café Chez Antoinette Victoria and popular Italian Bon Gusto, to the Michelin-starred Quilon, one of Westminster's finest restaurants.*



*Buckingham Palace*



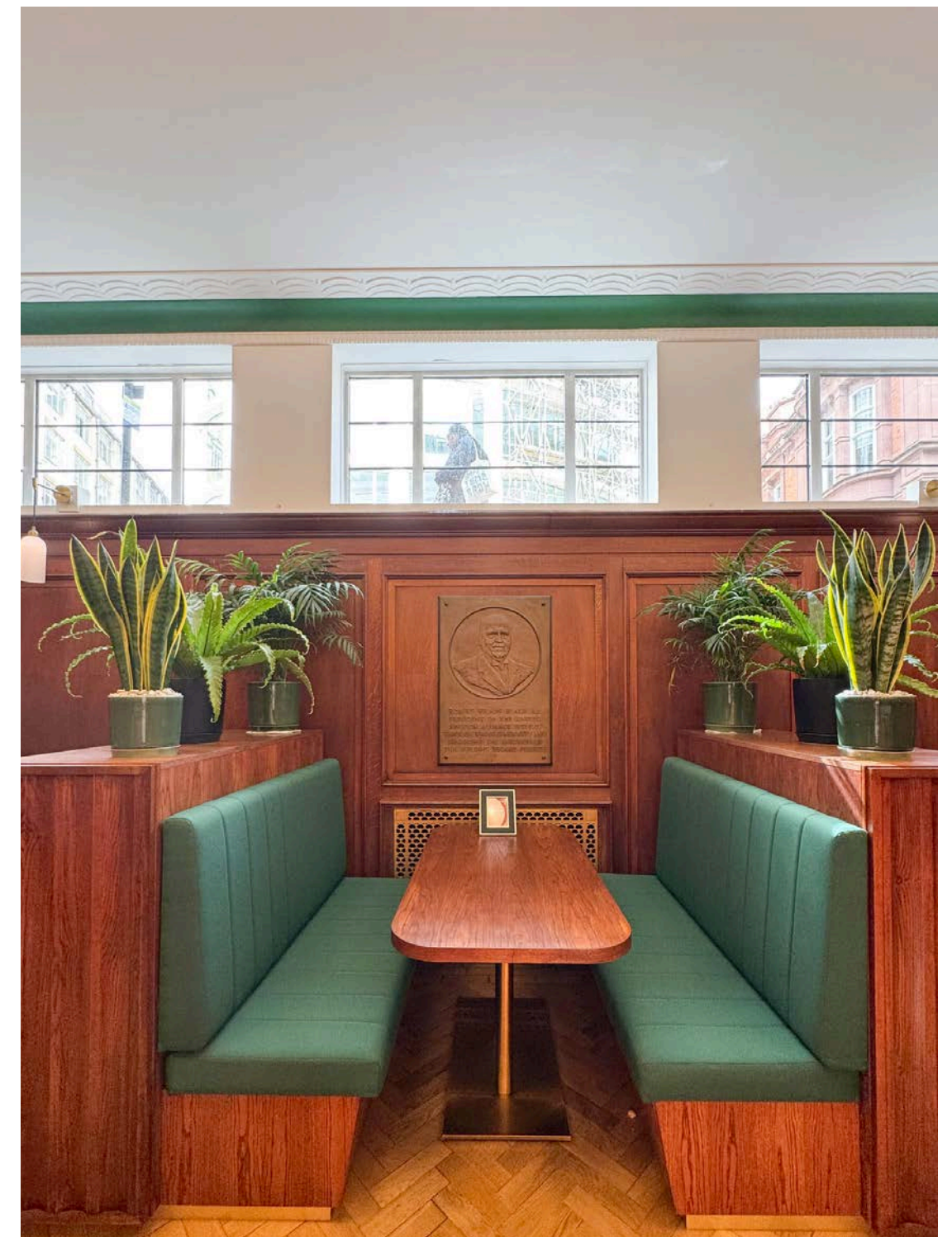
*Quilon*



*Chez Antoinette Victoria*



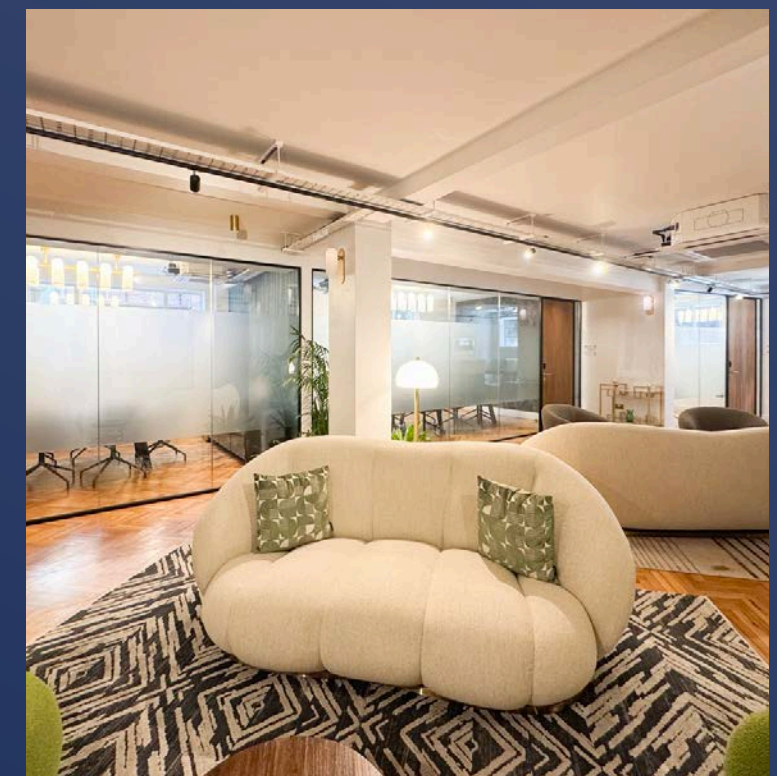
EVERY DETAIL  
CONSIDERED





## FEATURES

- Reception
- 24/7 Access
- Breakout Space
- Coffee
- Meeting Rooms
- Gym
- Air Conditioning
- Client Events
- Event Space
- Games Room
- Music Room
- Kitchens
- Phone Booths
- Cycle Storage
- Showers
- Roof Terrace





# AVAILABILITY

| <i>Name</i>                 | <i>Sq Ft</i> | <i>Sq M</i>   | <i>Rent</i>  | <i>Availability</i> |
|-----------------------------|--------------|---------------|--|---------------------|
| Unit G03                    | 575          | 53.42         | £13,500/month (£900 per desk/month, £10,800 per desk/annum, £162,000 per annum for all 15 desks) | Available           |
| Unit G04                    | 165          | 15.33         | £3,600/month (£900 per desk/month, £10,800 per desk/annum, £43,200 per annum for all 4 desks)    | Available           |
| Unit 101                    | 700          | 65.03         | £16,200/month (£900 per desk/month, £10,800 per desk/annum, £194,400 per annum for all 18 desks) | Available           |
| Unit 307                    | 330          | 30.66         | £7,650/month (£850 per desk/month, £10,200 per desk/annum, £91,800 per annum for all 9 desks)    | Available           |
| Unit 502 (Inc roof terrace) | 975          | 90.58         | £23,750/month (£950 per desk/month, £11,400 per desk/annum, £285,000 per annum for all 25 desks) | Available           |
| <b>Total</b>                | <b>2,745</b> | <b>255.02</b> | —  | —                   |

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FOR MORE DETAILS, PLEASE CONTACT

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ROBERT IRVING BURNS

**LEASE**

Flexible license agreement available.

**POSSESSION**

Upon completion of legal formalities

**LEGAL COSTS**

Each party is to be responsible for their own legal costs.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.