17 Rochester Row

VICTORIA

44,000 sq ft of sophisticated, tranquil workspace

ARRIVING AUTUMN 2026

The Building



Indicative view of 17 Rochester Row

Prominent, contemporary offices with expansive terraces

Schedule of Areas

	Office NIA (SQ FT)	Office NIA (SQ M)	Terrace (SQ FT)	Terrace (SQ M)
Roof Garden	**Communal Pavilion**			
	536	50	3,600	334
Level 4	**7,180**	**667**	540	50
Level 3	**9,774**	**908**		
Level 2	**9,785**	**909**		
Level 1	**9,789**	**909**		
Ground	**7,298**	**678**		
Business Lounge	1,195	111		
Lower Ground	**End of Trip, Gym and Fitness Studio**			
Total Office	**43,825**	**4,072**		
Total Amenity	**6,790**	**630**		



*All areas are indicative and subject to final measurement.



Indicative view of the reception and business lounge

FLOORPLANS

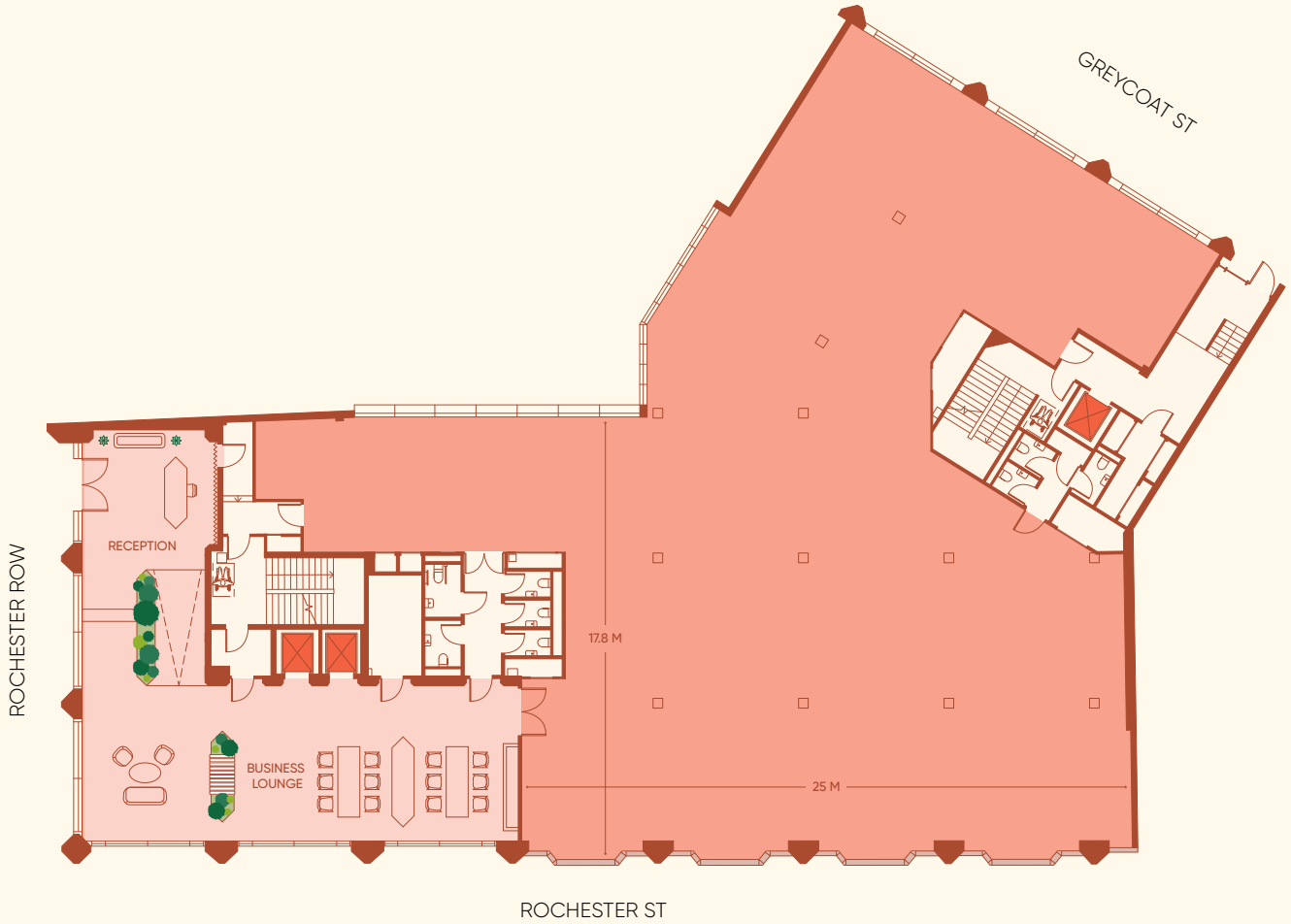
Ground

Office (NIA)

7,298 sq ft
678 sq m

Business Lounge

1,195 sq ft
111 sq m



- OFFICE
- RECEPTION
- CORE
- LIFT



Indicative view of the reception



Indicative view of the business lounge

FLOORPLANS

Level 1–3

Typical Office (NIA)

9,789 sq ft
909 sq m



OFFICE
CORE
LIFT

TYPICAL FLOOR PLAN



Indicative view of typical floor with creative fitout



Indicative view of typical floor with corporate fitout

FLOORPLANS

Level 4

Office (NIA)

7,180 sq ft
667 sq m

Private Terraces

540 sq ft
50 sq m



OFFICE
CORE
TERRACES
LIFT

A tranquil outdoor terrace with pavilion space



Indicative view of the communal and private terraces



Indicative view of the pavilion event space

FLOORPLANS

Roof Garden

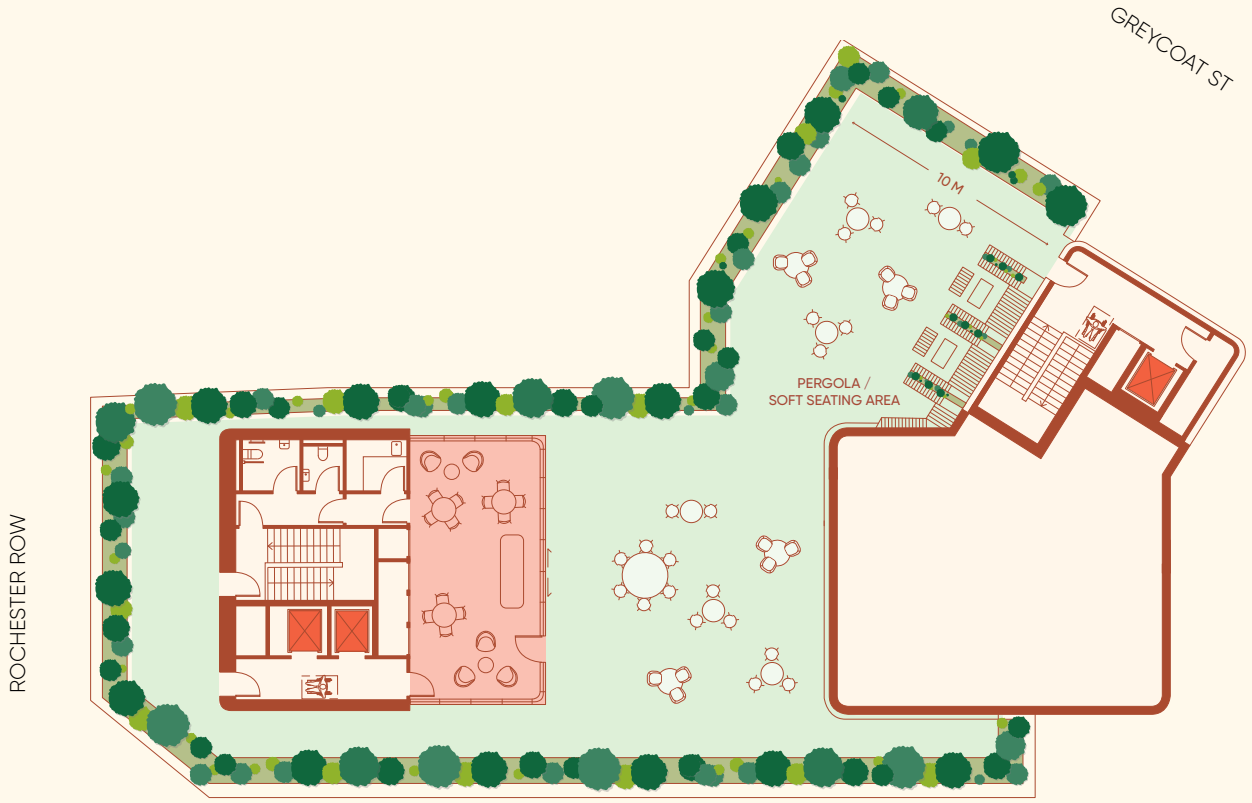
Terrace

3,600 sq ft
334 sq m

Pavilion

536 sq ft
50 sq m

Bookable Event Space
Communal Breakout Space
Shared Kitchen

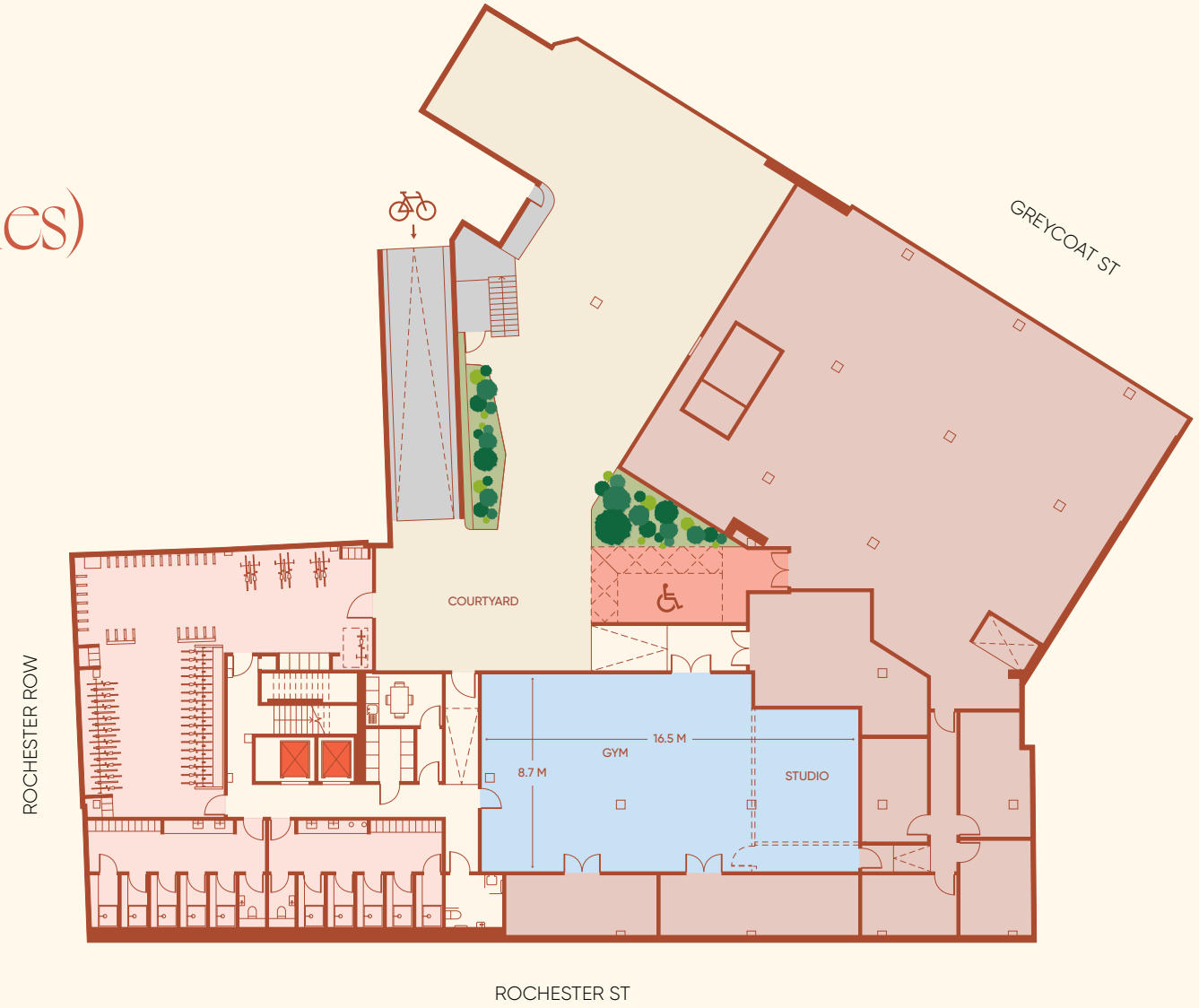


PAVILION
CORE
TERRACE
LIFT

FLOORPLANS

Lower Ground (Wellness Amenities)

93 Lockers
85 Cycle Spaces
Bike Service Station
919 sq ft Gym/Studio Space
Drying Room
Disabled parking

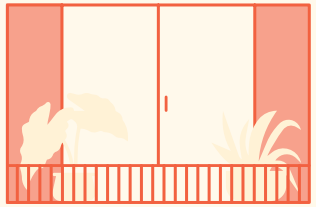


- GYM/STUDIO
- END OF TRIP FACILITIES
- COURTYARD
- CYCLE RAMP & STAIR ACCESS
- PLANT
- CORE
- DISABLED PARKING
- LIFT

Summary specification



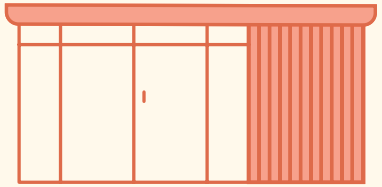
3,600 sq ft of communal rooftop terrace



540 sq ft of private terraces



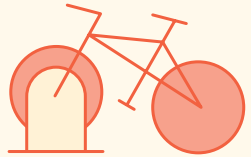
Gym/studio space



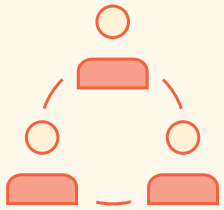
Pavilion event space



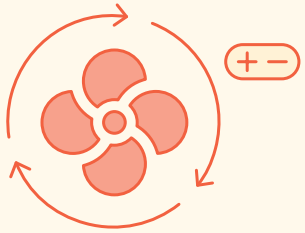
Business lounge and coffee bar



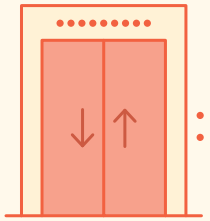
Direct access to 85 cycle spaces and bike service station



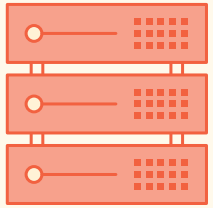
1:10 Occupancy density



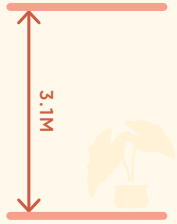
Mixed mode ventilation



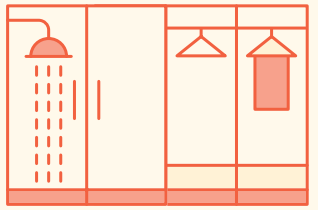
Three passenger lifts



Pre-connected fibre backbone

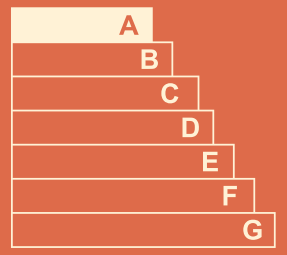


Floor to ceiling heights of up to 3.1m



Changing rooms including 93 lockers, drying room and 10 showers

Sustainability credentials



EPC Rating
Targeting A



BREEAM
Targeting Outstanding



NABERS
Targeting
NABERS 5*



WELL
Targeting Platinum



Net Zero
Targeting Net Zero carbon in construction and operation



All Electric
Fossil fuel free

The Area

Where the buzz of Victoria meets Westminster's sophistication

Nestled between three stations

St James's Park – 6 Mins | Victoria – 8 Mins | Westminster – 12 Mins | Charing Cross – 20 Mins | Waterloo – 25 Mins

Exceptionally connected from Victoria Station

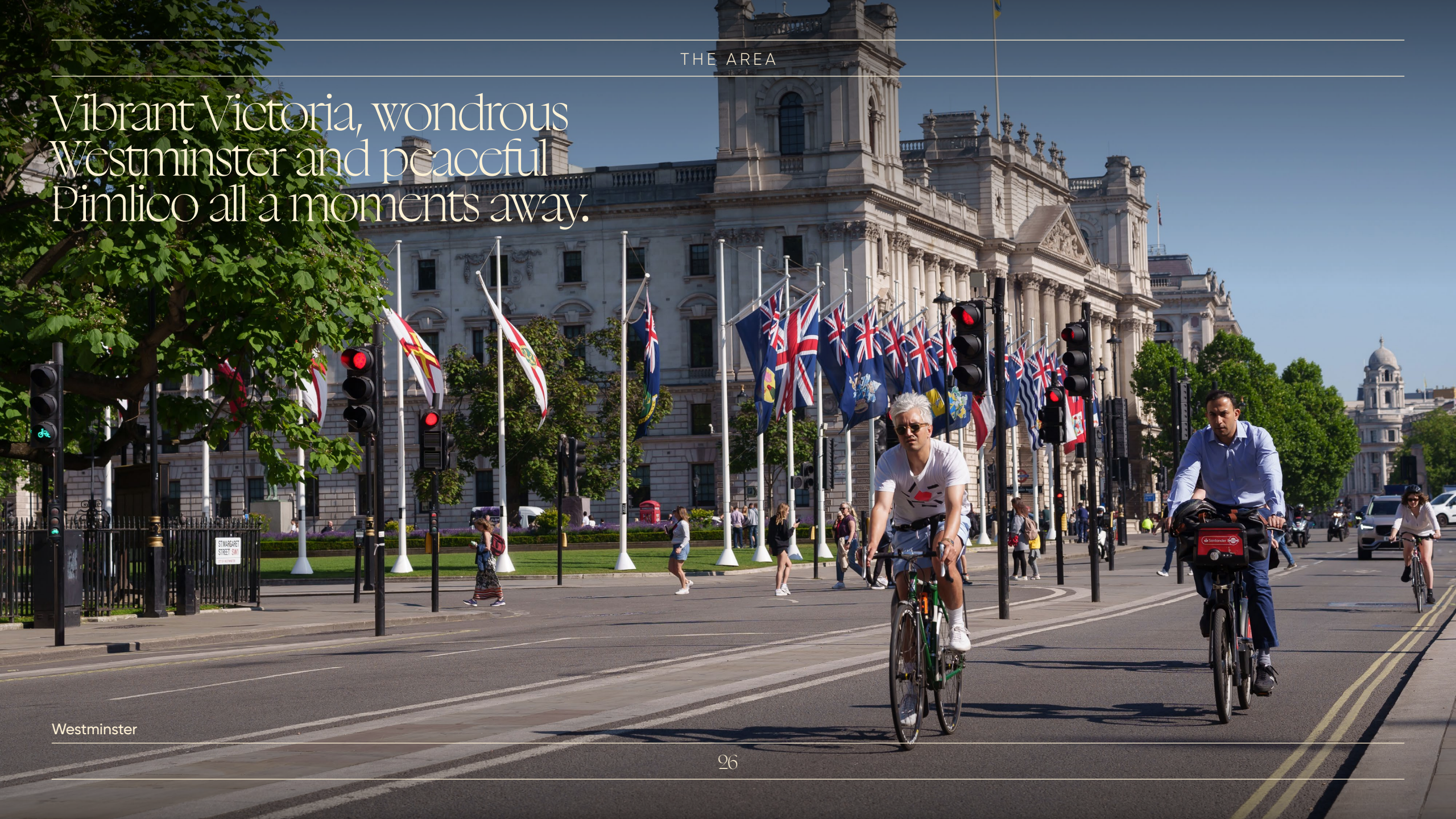


Oxford Circus	3 Mins	Paddington	17 Mins
Euston	7 Mins	Liverpool Street	18 Mins
King's Cross	8 Mins	Canary Wharf	18 Mins
Clapham Junction	8 Mins	Gatwick Airport	34 Mins
Waterloo	9 Mins	London City Airport	50 Mins
London Bridge	13 Mins	Heathrow Airport	52 Mins

Central | Victoria | Circle | Northern | Metropolitan | Overground | Thameslink
Jubilee | District | District | Hammersmith & City | Bakerloo | Waterloo & City | DLR
National Rail | Elizabeth Line

All times from Victoria station taken from Tfl.

Vibrant Victoria, wondrous Westminster and peaceful Pimlico all a moments away.



Westminster



Restaurants & Cafés

1. Nova Food
2. Ben Venuti
3. Bon Gusto
4. The Ivy
5. Greencoat Boy
6. Ahloo Tama
7. 2 Amici
8. Emideli Restaurant, Taro Japanese, Kimchimama
9. Vincent Rooms
10. Chez Antoinette
11. Honi Poke
12. Mio Restaurant & Bar, Yaatra
13. Iberia Georgian Restaurnat
14. Fei Er Cottage
15. Munich Cricket Club
16. Ma La Sichuan
17. Cinnamon Club
18. Colosseo Restaurant
19. Iberia
20. Farmer J
21. Strutton Grd Market
22. Osteria Dell'Angolo

Pubs & Bars

1. The Soak, Market Hall's Victoria, Reunion Bar
2. The New York Bar
3. Flight Club
4. The New York Bar
5. The Beer House
6. The Victoria Taps
7. The Hamptons Bar, All Bar One
8. Mi Bar
9. The Bay and Bracket
10. White Swan
11. The Barley Mow
12. The Marquis of Granby

36
Bars & restaurants



Strutton Ground Market



Osteria Dell' Angolo


Nova Place



Victoria Market Halls



Farmer J



Green Spaces

1. Grosvenor Gardens
2. Eccleston Square Park
3. The College Garden
4. Flanders Fields Memorial Garden
5. Millbank Gardens, Bessborough Gardens
6. Christchurch Gardens
7. Channel 4 Community Garden
8. United Nations Green
9. Dean's Yard
10. St John's Garden
11. The College Garden
12. Parliament Square Garden
13. Abingdon Street Gardens
14. Cromwell Garden
15. New Palace Yard
16. Victoria Tower Gardens

Galleries, Museums and Culture

1. The Queen's Gallery
2. Westminster Cathedral
3. The Guard's Museum
4. London Parks & Gardens Trust
5. Bullion Art Gallery
6. Churchill War Rooms
7. The Cloisters
8. Westminster Abbey
9. Sinfonia Smith Square
10. Houses of Parliament
11. Victoria Palace, Apollo Theatre

Gyms

1. FRAME
2. H2 Clubs
3. City Athletic
4. Gymbox
5. White Wolf Fitness
6. Vive Fitness
7. Bannatyne Health Club



6 Green spaces

Grosvenor Gardens


Parliament Square Garden

An eclectic array of parks & green spaces just moments away.


Victoria Tower Gardens South


St James's Park


Christchurch Gardens

11

Galleries, museums & cultural hotspots



Tate Britain


Houses of Parliament



Victoria Palace Theatre


Westminster Abbey


Buckingham Palace

17 Rochester Row

VICTORIA

A Development By

MEADOW PARTNERS

V7

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This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed,neither does it form part of any contract. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only.

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17rochesterrow.co.uk