

123 Victoria Street

4th Floor

SW1E 6DE

Fully Fitted Office Space

18,022 Sq. Ft

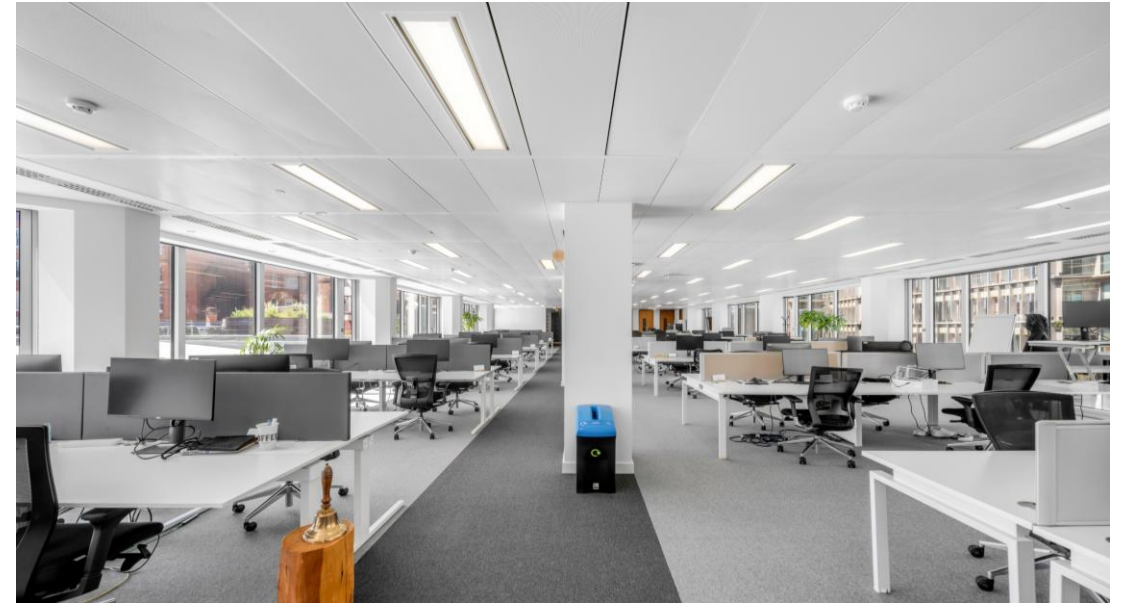
123 Victoria Street / London

123 Victoria Street

123 Victoria Street is a mixed-use office and retail destination in the heart of Victoria. With unrivalled transport links, renowned Royal Parks and cultural amenities, plus some of the world's favourite brands, 123 Victoria Street is one of the most compelling business addresses in the West End.

Summary

- Fully fitted floor available – 18,022 Sq. Ft
- 139 workstations
- 10 meeting rooms
- 2.6M Floor-to-ceiling height
- LED Lighting
- 6 dedicated WC's
- 134 Cycle racks
- BREEAM 'Very Good'
- 4th floor is available by way of sublease/assignment until December 2028



Location

Perfectly located in the heart of Victoria Street, the building boasts a fantastic location just minutes away from Victoria Station. Victoria Underground Station (Victoria, District, and Circle lines) and St. James's Park Underground Station (District and Circle lines) are both nearby. The area offers a wealth of restaurants and shops including:

- Gyms and Wellness

1

H2

2

1Rebel

3

Gymbox

4

City Athletic

5

FRAME Victoria
- Entertainment

1

Flight Club

2

Apollo Victoria Theatre

3

Lane 7

4

Victoria Palace Theatre

5

Westminster Cathedral
- Eateries

1

The Ivy

2

Pret A Manger

3

Marks and Spencer

4

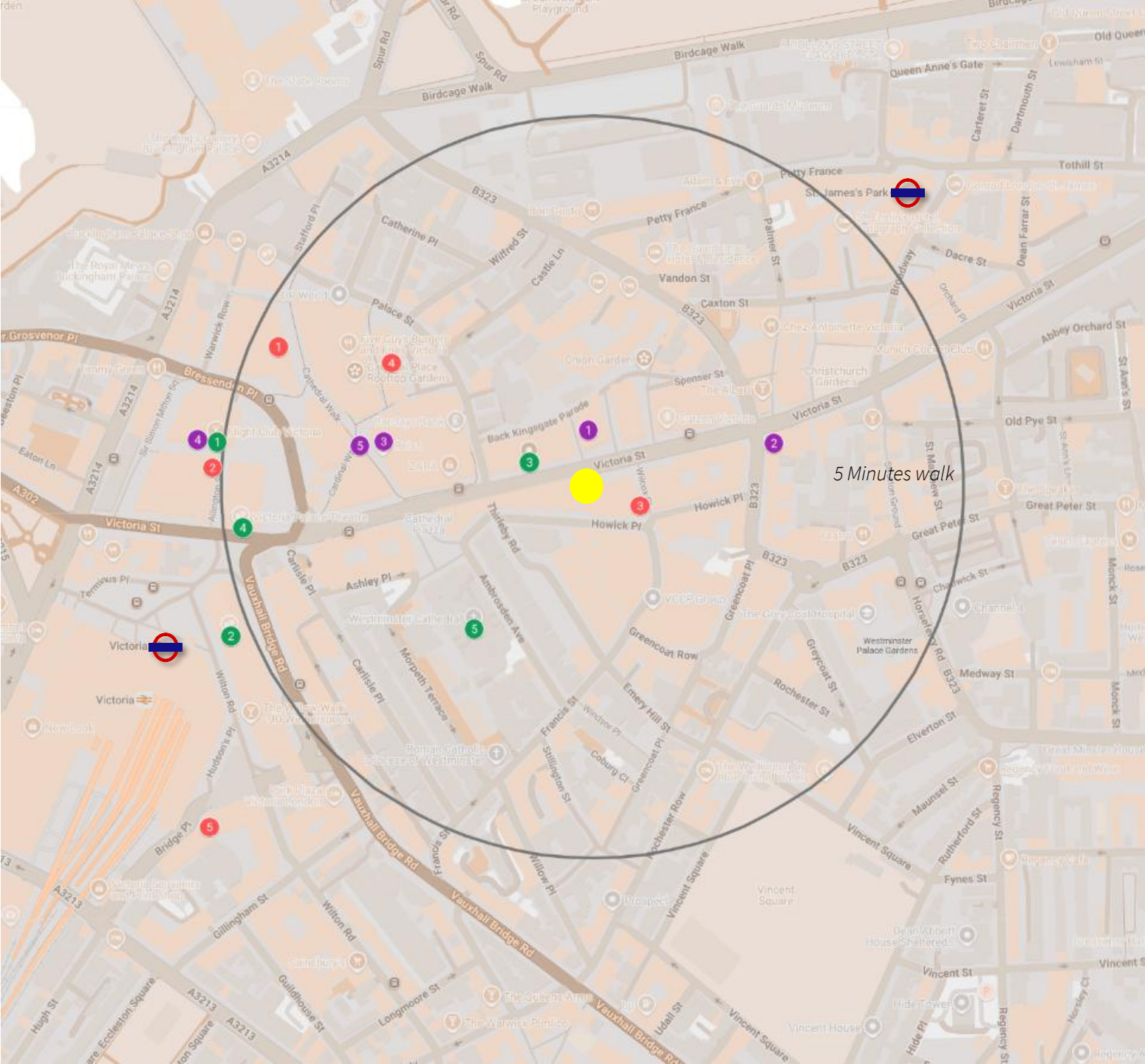
Franco Manca

5

Bill's

Key Connections

Tube Station	Walking	Lines
Victoria	1 minute	<div><div></div><div></div><div></div></div>
St James's Park	5 minutes	<div><div></div><div></div></div>
Hyde Park Corner	15 minutes	<div><div></div></div>



Specification

123 Victoria Street comprises of 9 floors, comprehensively refurbished in 2012 the building offers high quality business space in the core of Victoria.

MYO occupies part of the 2nd and 3rd floors, providing a fully serviced office offering that is perfect when overflow space is needed.

The 4th floor is available fully fitted.

Specification Summary

- High quality reception with concierge
- Passenger lifts serving all floors
- Excellent location with access to all of Victoria’s key amenities
- 24-hour access – 7 days a week
- Serviced office provision on 1st and 2nd floors (provided by MYO)
- 134 Cycle Racks
- 2.6m Floor/ceiling height
- Shower and changing areas
- 6 dedicated WCs on 4th floor
- 4th floor is fully fitted with desks and furniture
- EPC C



Lease Details

The 4th floor is available by way of a sublease/assignment, with the head lease expiring in **December 2028**.

The 4th floor will be provided with the full benefit of the existing fit out and furniture, offering a plug and play opportunity in central Victoria.

Further lease details are available on request.



Floor Areas & Costs

Floor	Area (sq ft)	Rent (per sq.ft)	Service Charge (per sq.ft)	Business Rates (per sq.ft)
4th	18,022	£75.25	£18.52	£33.91



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