

1 Vincent Square, Victoria, London, SW1P
2PN

mellersh
& harding



3rd floor open plan office - Rent £40.00psf exclusive

Offices

To Let

4,575 sq ft

(425.03 sq m)

1 Vincent Square, Victoria, London, SW1P 2PN

Summary

Available Size	4,575 sq ft
Rent	£40 per sq ft Quoting
Rates Payable	£16.40 per sq ft est.
Service Charge	£9.61 per sq ft
EPC Rating	C (67)

Description

The third floor office suite has been stripped out by the landlord and a contribution will be made to assist with the costs of an incoming tenants fit-out. The Landlord has has space-plans undertaken for the 3rd floor and construction is "ready to go".

Location

1 Vincent Square is situated on the east side of the square at the junction with Fynes Street midway between St James's Park Underground Station and Pimlico Underground Station (District, Circle and Victoria Lines). Victoria Station is also within easy walking distance.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Tenure	Rent	Rates Payable	Service Charge	Availability
3rd	4,575	To let	£40 per sq ft	£16.40 /sq ft	£9.61/sq ft	Available
Total	4,575					

Specification

- Commissionaire
- Air Conditioning
- Bicycle Storage
- Showers
- 2 Passenger lifts
- Car parking – by separate arrangement

Viewings

Strictly by appointment through Sole Letting Agents MELLERSH & HARDING

Terms

New flexible leases are available direct from the freeholders.



Viewing & Further Information



Sammy Conway

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Jonathan Stern

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More properties @ mellersh.co.uk











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STATUS

- ☐ Preliminary/Info.
☐ Contract
☐ Construction
☐ Approval
☐ As-Built
☐ Building Control

DRAWING APPROVAL

Client Sign	
Print name	
Fiducia name	
Date	
Spec Ref	

REVISION DETAIL

REV	DETAIL	BY	DATE
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CLIENT

C & C ALPHA GROUP

23 Buckingham Gate
LONDON
SW1E 6LB

PROJECT DETAIL

1 VINCENT SQUARE

DRAWING TITLE

THIRD FLOOR
GENERAL LAYOUT OP2

DATE	DRW BY
04.07.2019	BL
SCALE	CHK BY
1:120	
PROJECT REF	REV
4792	

DRAWING No
4792_00_GL_OP2

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THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 5103 sq. ft / 474.11 sq. m