



ST VINCENT HOUSE

30 ORANGE STREET, LONDON, WC2H 7HH

Value furnished offices located just off Leicester Square

SINGLE FLOOR: 14,565 SQ FT | ANNUAL RENT: £40.00 PSF



LOCATION

St Vincent House forms a prominent island site approached from a pedestrian forecourt with an impressive large reception.

The property is located on Orange Street, in the very heart of the West End adjacent to Leicester Square, and with unrivalled local amenities for staff and visitors alike.



Building reception

HIGHLIGHTS



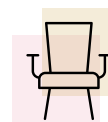
Great value offices in the West End



In the heart of the West End between Leicester & Trafalgar Squares and adjoining the National & National Portrait Galleries



Recently fully modernised and available at £40 per square foot



Available on a fully fitted and furnished basis



Manned reception



New flexible lease term available



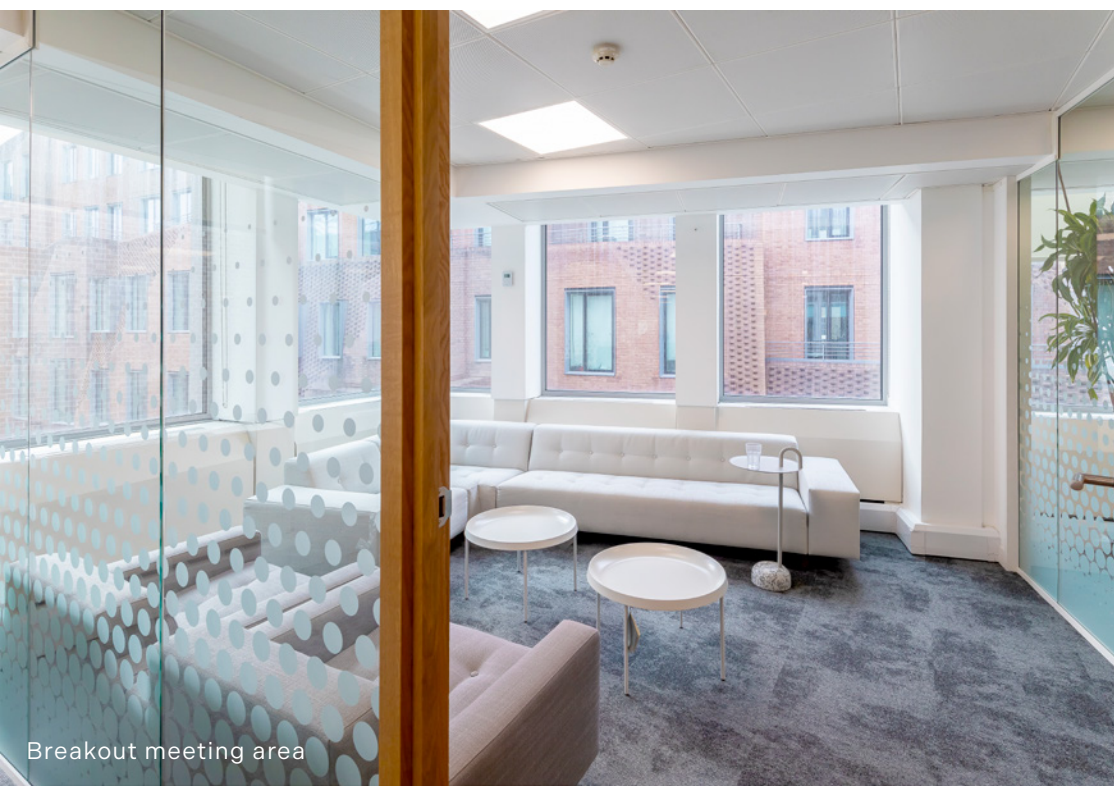
Car parking located within the building



Secure cycle storage



Open plan workstations



Breakout meeting area



ACCOMMODATION

The offices form the entire second floor with a net area of 14,565 sq ft and excellent natural light from all elevations.

Comprehensively modernised in 2021, the floor provides a mix of attractive, open plan offices, meeting rooms and breakout space – see layout plan.

The premises are offered with the fit-out and furniture in situ ready to be occupied immediately.

ST VINCENT HOUSE



Boardroom



Kitchen



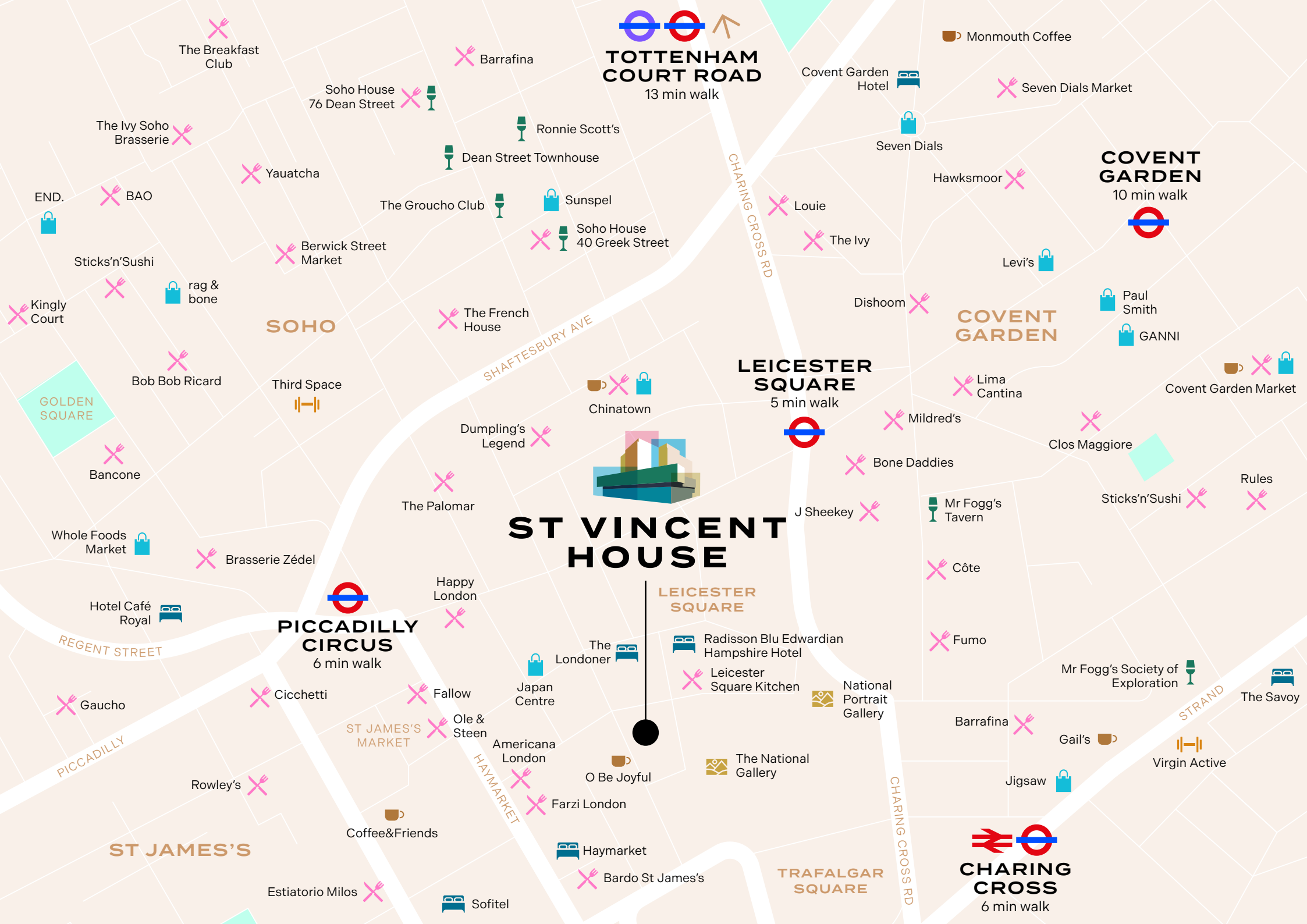
Staff lounge



2ND FLOOR SPACE PLAN

- 118 Desks
- 11 Meeting rooms
- 1 Staff lounge
- 2 Informal meeting spaces
- 1 Teapoint
- 7 Zoom booths
- 2 Cloakrooms
- 3 Print rooms





TOTTENHAM COURT ROAD
13 min walk

COVENT GARDEN
10 min walk

LEICESTER SQUARE
5 min walk

ST VINCENT HOUSE

PICCADILLY CIRCUS
6 min walk

CHARING CROSS
6 min walk

SOHO

COVENT GARDEN

LEICESTER SQUARE

ST JAMES'S MARKET

ST JAMES'S

TRAFALGAR SQUARE

END.

GOLDEN SQUARE

CLOS MAGGIORE

REGENT STREET

PICCADILLY

SHAFTESBURY AVE

CHARING CROSS RD

CHARING CROSS RD

STRAND

The Breakfast Club

Soho House
76 Dean Street

Barrafina

Ronnie Scott's

Dean Street Townhouse

Covent Garden Hotel

Monmouth Coffee

Seven Dials Market

The Ivy Soho
Brasserie

Yauatcha

The Groucho Club

Sunspel

Soho House
40 Greek Street

Seven Dials

Hawksmoor

Berwick Street Market

rag & bone

Kingly Court

Sticks'n'Sushi

Bob Bob Ricard

Third Space

The French House

Chinatown

Dumpling's Legend

Dishoom

Paul Smith

GANNI

Covent Garden Market

Lima Cantina

Clos Maggiore

Rules

Sticks'n'Sushi

Mr Fogg's Tavern

Bone Daddies

J Sheekey

The Palomar

Whole Foods Market

Bancone

Brasserie Zédel

Hotel Café Royal

Radisson Blu Edwardian
Hampshire Hotel

Leicester Square Kitchen

National Portrait Gallery

Mr Fogg's Society of Exploration

The Savoy

Happy London

The Londoner

Japan Centre

Americana London

O Be Joyful

The National Gallery

Barrafina

Gail's

Virgin Active

Jigsaw

Rowley's

Coffee&Friends

Estiatorio Milos

Sofitel

Haymarket

Bardo St James's

Fallow

Ole & Steen

Farzi London



LEASE OPTIONS

Flexible lease by arrangement with the Landlord.

EPC

D 97

CLUTTONS

RALPH PEARSON

ralph.pearson@cluttons.com

07894 608 020

ELLIOT JACKMAN

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07512 692 605

OUTGOINGS

Rent: £40.00 per sq ft

Business Rates: £26.05 per sq ft (subject to appeal)

Service Charge: £16.23 per sq ft (2025)



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Subject to Contract. The agencies for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither the agent, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. July 2025.

Marketing: stuartchapmandesign.co.uk 020 3983 1665