



ivate terraces

OFFICE TO LET

17 ROCHESTER ROW

Victoria, SW1P 1JB

44,000 sq ft of contemporary Grade A office space, featuring a 3,600 sq ft rooftop terrace. Arriving Q3 2026.

7,321 TO 37,069 SQ FT

RX
LONDON

Summary

Available Size	7,321 to 37,069 sq ft
EPC Rating	Not applicable

Key Features

- Expansive roof terrace with pavilion event space
- Floor to ceiling heights of up to 3.1m
- Gym and Studio
- Business lounge and coffee bar
- 8 minutes walk to Victoria Station
- Direct access to 85 cycle spaces and bike service station
- Targeting EPC 'A' and BREEAM 'Outstanding'
- 1:10 Occupancy density
- Changing rooms including 93 lockers, drying room and 10 showers
- 3 x passenger lifts

Description

17 Rochester Row offers 44,000 sq ft of contemporary office space over ground and four upper floors in the heart of Victoria. The building is rich in amenities, including a 3,600 sq ft rooftop terrace complete with a pavilion event space, business lounge and extensive end of trip facilities.

Location

17 Rochester Row benefits from excellent connectivity being 6 minutes walk from St. James's Park Station and 8 minutes walk from Victoria Station.

Accommodation

44,000 sq ft available in this premium new development.

Name	sq ft	sq m	Availability
4th	7,321	680.14	Coming Soon
3rd	9,916	921.23	Coming Soon
2nd	9,916	921.23	Coming Soon
1st	9,916	921.23	Coming Soon
Ground	7,316	679.68	Under Offer
Total	44,385	4,123.51	



Get in touch

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