

100 ROCHESTER ROW

VICTORIA, LONDON SW1P 1JP



Grade A Fully Fitted 3rd Floor – 3,900 sq. ft

New **high quality** office space in Victoria

This purpose built office building has been extensively refurbished to provide new high quality Grade A offices.



Everything you need to make **work great**

The property has achieved a
BREEAM assessment of "Excellent".
The EPC is assessed at A.



Commissionaire



Cycle racks



Two passenger lifts



Hire of
conference room



Raised floor



VRF air conditioning



LED intelligent lighting



Showers



EPC A



Excellent Daylight



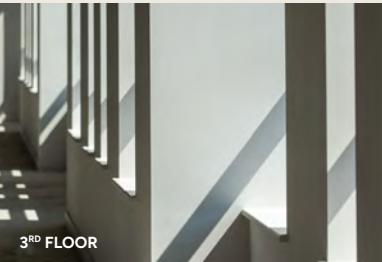
CONFERENCE ROOM



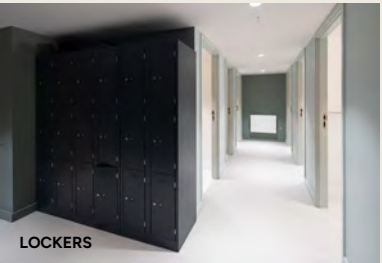
GROUND FLOOR CORRIDOR



VIEW FROM 3RD FLOOR



3RD FLOOR



LOCKERS



3RD FLOOR CORRIDOR



ACCESSIBLE WC

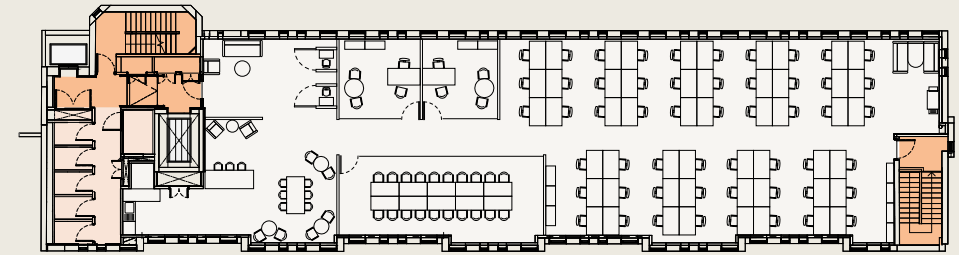
All the **space** you need

The available accommodation comprises the entire third floor, with an abundance of character, providing light and bright column office space with exposed services.

The fit out comprises of:

- 54 desks
- 1 large boardroom
- 2 offices/ meeting rooms
- Kitchen & breakout area
- On-floor reception

THIRD FLOOR | 3,900 sq ft



○ Office space ● Core ● WCs & Shower

Floor plans not to scale, for indicative purposes only



VIEW OF THE OFFICE



MEETING ROOM



PRIVATE OFFICE



BREAKOUT SPACE

In the lovely neighbourhood of **Victoria**

The property is situated at the south western end of Rochester Row, Victoria SW1. Victoria has undergone significant regeneration in recent years and is one of London's sought after office locations.

Victoria offers business occupiers and residents a wide range of local facilities in the form of leisure pursuits, restaurants, bars, shops and recreational spaces.



Leasing and viewing



LEASE	RENT
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By Arrangement	On Application
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BUSINESS RATES

Interested parties are to make enquiries of Westminster City Council

SERVICE CHARGE	VAT
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Estimated £15.00 per sq. ft.	The property is elected for VAT.
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VIEWING

By appointment:

Peter Hutchinson 020 7297 9665 07712 779619 p.hutchinson@hmc.london	Scott Fisher 020 3328 5380 07890 572225 sfisher@tuckerman.co.uk
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