

100 ROCHESTER ROW

VICTORIA, LONDON SW1P 1JP



Grade A single office 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



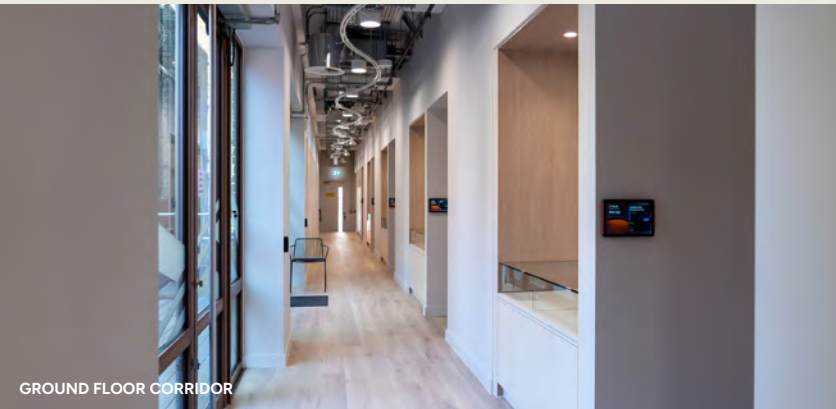
EPC A



Excellent Daylight



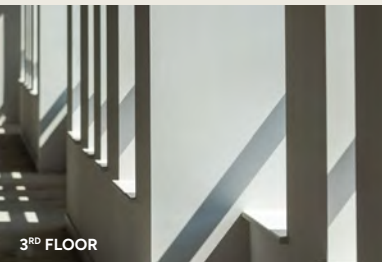
MEETING ROOM



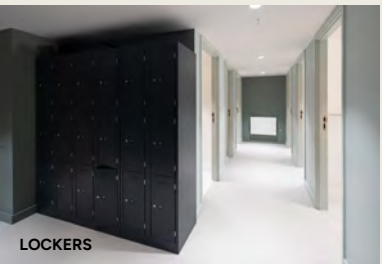
GROUND FLOOR CORRIDOR



VIEW FROM 3RD FLOOR



3RD FLOOR



LOCKERS



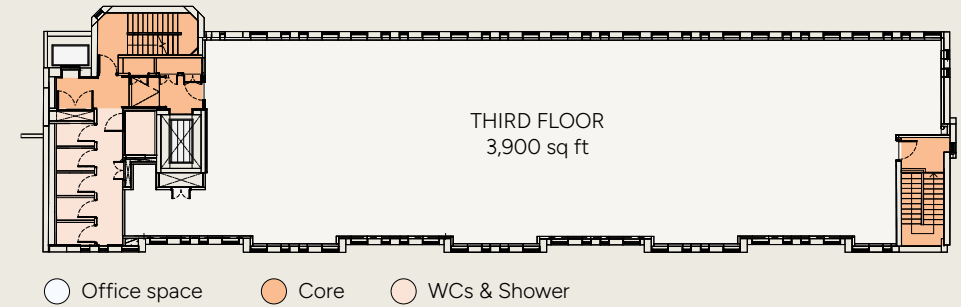
3RD FLOOR CORRIDOR



ACCESSIBLE WC

All the **space** you need

The available accommodation comprises the entire third floor, which is rectangular in shape, providing light and bright column free office space with exposed ceiling.



Floor plans not to scale, for indicative purposes only



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
By Arrangement	On Application

BUSINESS RATES
Interested parties are to make enquiries of Westminster City Council

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

VIEWING
By appointment:

Peter Hutchinson
020 7297 9665
07712 779619
p.hutchinson@hmc.london

