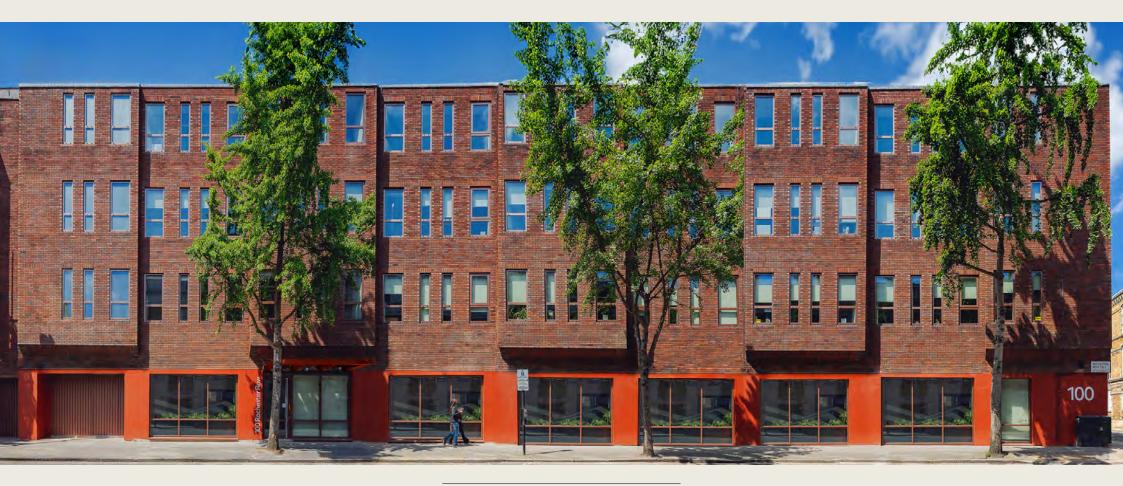
### **100 ROCHESTER ROW**

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.



 $\checkmark$ 





Cycle racks

Two passenger lifts

Hire of conference room







Raised floor

VRF air conditioning





LED intelligent lighting









Excellent Daylight













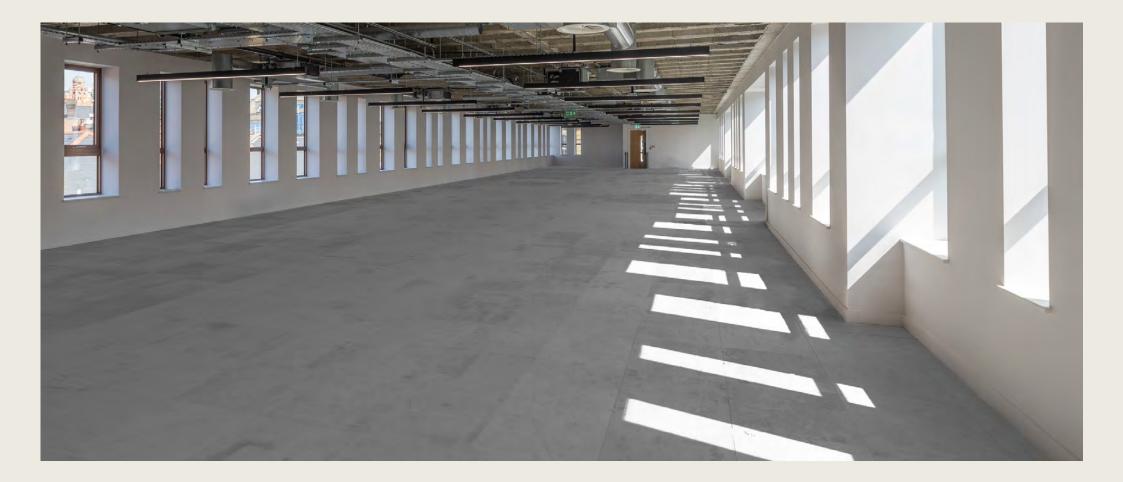


### All the space you need

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

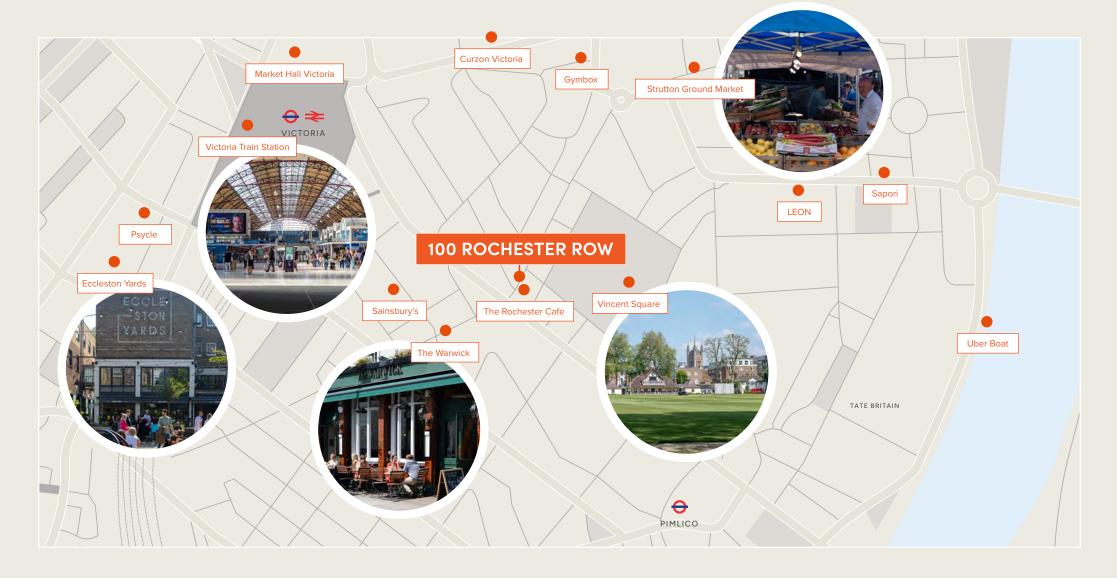


Floor plans not to scale, for indicative purposes only



#### 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	The pro
per sq. ft.	elected

The property is elected for VAT.

#### VIEWING

By appointment:

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



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