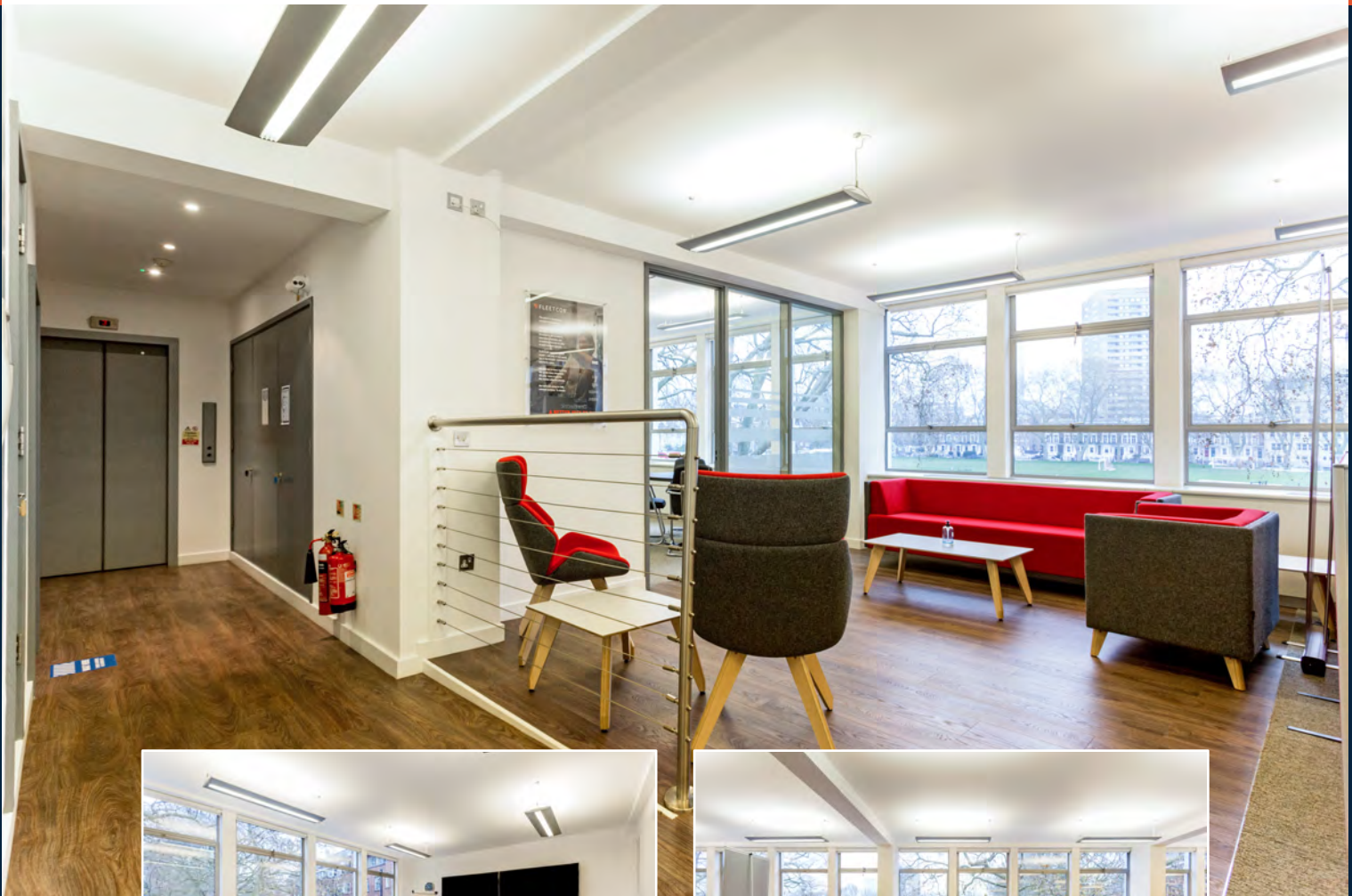




**MAKING MOVES**  
EXIT



**2<sup>nd</sup> Floor, 64-65  
Vincent Square,  
Victoria, SW1P 2NU**

**Office to Let  
2,770 Sq Ft**

### Highlights

- Fully Fitted & Furnished
- Boardroom & Meeting Rooms
- Private Executive Office
- Great Park Views
- Great Levels of Natural Light
- Air Conditioning
- Car Parking
- Bike Storage
- Shower Facilities
- Manned Reception Entrance
- Access to Tennis Courts
- Desk Upgrade Available

020 3595 3121

[Makingmoveslondon.co.uk](http://Makingmoveslondon.co.uk)

19 Willow Street,  
EC2A 4BH



# MAKING MOVES EXIT

## Location

The building looks over Vincent Square gardens and is well located in Victoria. Situated close to the Tate Britain, the office is a short walk from Victoria Station, perfect for London and national travel.

Both Pimlico Station and Victoria Station are within a 10 minutes walk of the office.

## Description

This is a statement building with distinctive period features typical of Westminster. The large floor to ceiling windows allows for generous levels of natural light. The space has a high-quality, professional fit out which provides desks, boardroom, meeting rooms, kitchen and demised toilets. The office also comes with access to tennis courts in Vincent Square. Desks can be removed and upgraded at no cost to an occupier, if desired.

The building has a manned reception entrance with shower facilities, bike storage and car parking in the basement.



## Terms

Available by way of a sublease or assignment until April 2029, subject to a mutual break option in April 2024.

A new lease is also available direct with the landlord.

## Virtual Tour

[Click here to view virtual tour](#)

## EPC

An EPC is available on request

## Floor Areas & Outgoings

Floor	Size (sqft)	Quoting Rent	Service Charge*	Business Rates	Total (pa)	Total (pcm)
2nd	2,770	£52.50	£14.13	£16.32	£229,772	£19,148

\*Capped service charge and includes insurance

## Viewings

Strictly through appointment by sole agents:-



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George Marment  
gpm@makingmoves.london  
07551 158799  
020 3595 3121

28/04/2020; Misrepresentation Act 1967: Making Moves London Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Making Moves London Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The VAT position relating to the property may change without notice. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.





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64-65 Vincent Square  
London, SW1P 2NU



## Project Documentation

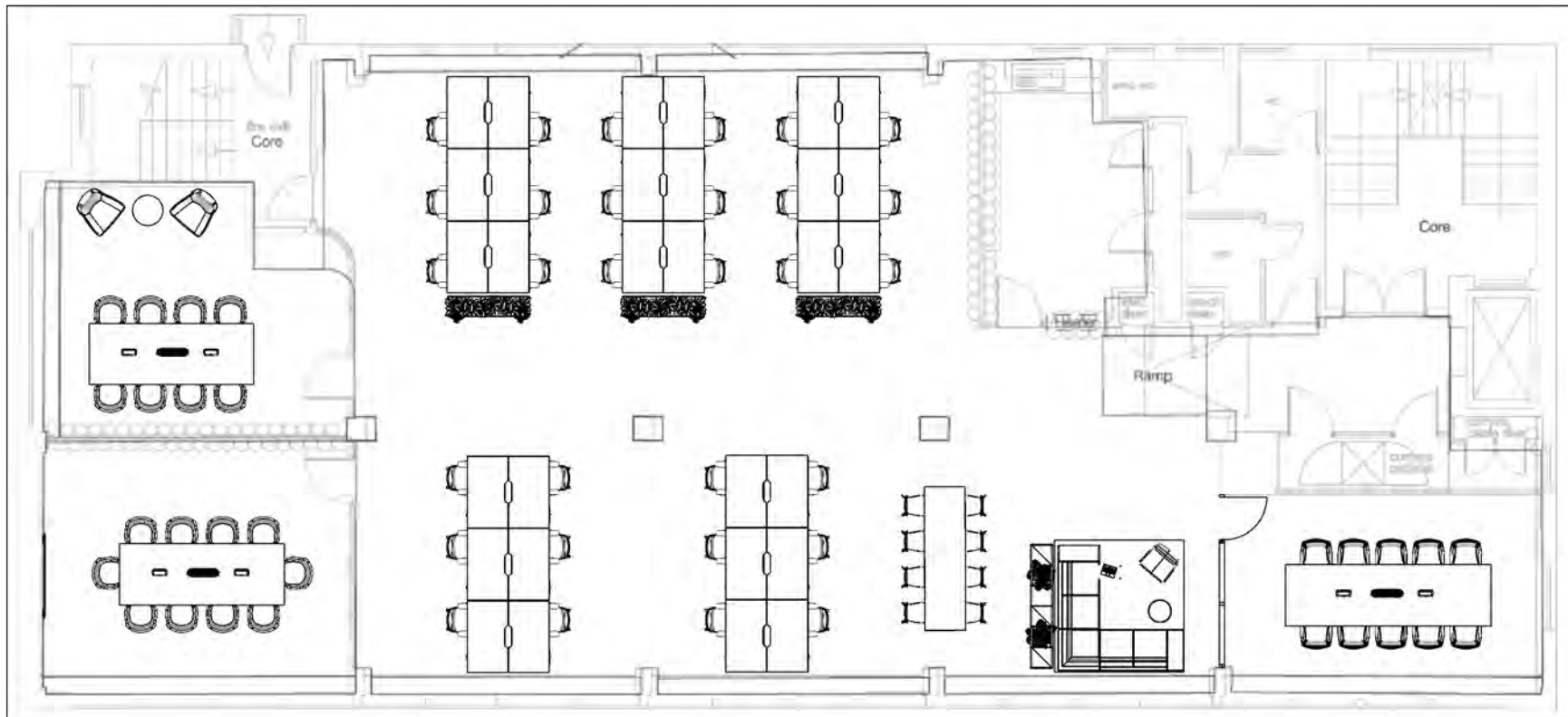
### Furniture Location Plan

Ref: OS08062021AB

Date: 08.06.2021

Version: 1.00

### Open plan 30 workstations: 1400mm x 800mm



#### Project / Address

64-65 Vincent Square  
London  
SW1P 2NU

Drawn      Checked  
AB              JA

Drawing No.  
A.01OL - Furniture Location Plan

Design and planning by  
**Andrews Office Furniture.**

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