



MAKING MOVES



EXIT



**7A HOWICK PLACE,
LONDON,
SW1P 1DZ**

SELF CONTAINED BUILDING

31,105 SQ FT

HIGHLIGHTS:

- Plug & Play
- On-street Front Door
- Excellent Floor to Ceiling Heights
- Spacious Reception Area
- 10 Meeting Rooms
- Unique Floating Boardroom
- Glass Atrium with Fantastic Natural Light
- Sonos Audio System
- Cycle Storage Facilities
- Event Space
- 5 Minutes' Walk from Victoria Station
- Service/Goods Lift & Loading Bay

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london



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LOCATION:



This unique office space boasts an ideal location, conveniently situated just a 5-minute walk from Victoria Station—one of London's premier commuter hubs. Victoria Station is well-connected with mainline trains and the Underground, featuring access to the Victoria, District, and Circle Lines.

Nestled adjacent to Victoria Street, the primary retail centre in the vicinity, 7A Howick Place is enveloped by a diverse array of amenities, including gyms, coffee shops, bars, and restaurants.



DESCRIPTION:



This exceptionally unique office space offers a high specification, fully furnished space which is split between two floors and a mezzanine.

The office also benefits from multiple meeting rooms, a large floating boardroom, and plenty of breakout space.

TERMS:



Available by way of sublease or assignment until February 2025.

A new lease is also available direct with the landlord

EPC:



EPC rating available on request

VAT:



The building is elected for VAT purposes

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Passing Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
Grnd, 1 st & Mezz	31,105	£57.46	£10.58	£16.24	£2,621,529	£218,461

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Tom Warren

Email: tom.warren@makingmoves.london

Tel: 07796 082 794 or 020 3595 3121

Rachel Stead

Email: Rachel.stead@makingmoves.london

Tel: 07471998225 or 020 3595 3121

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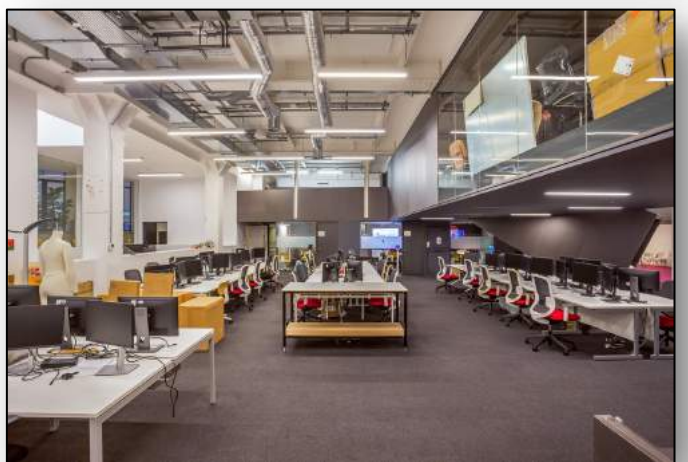
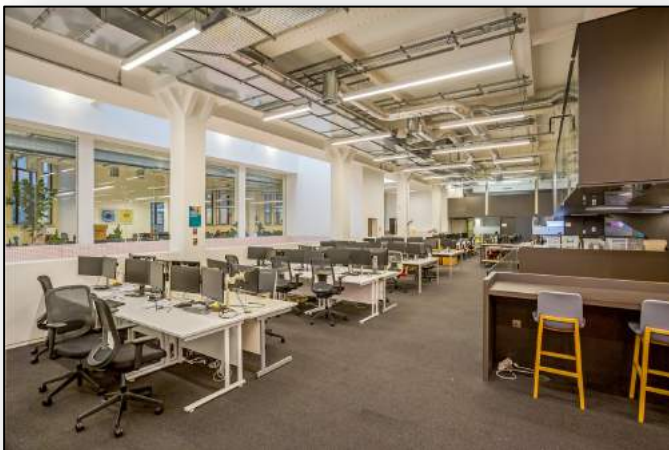
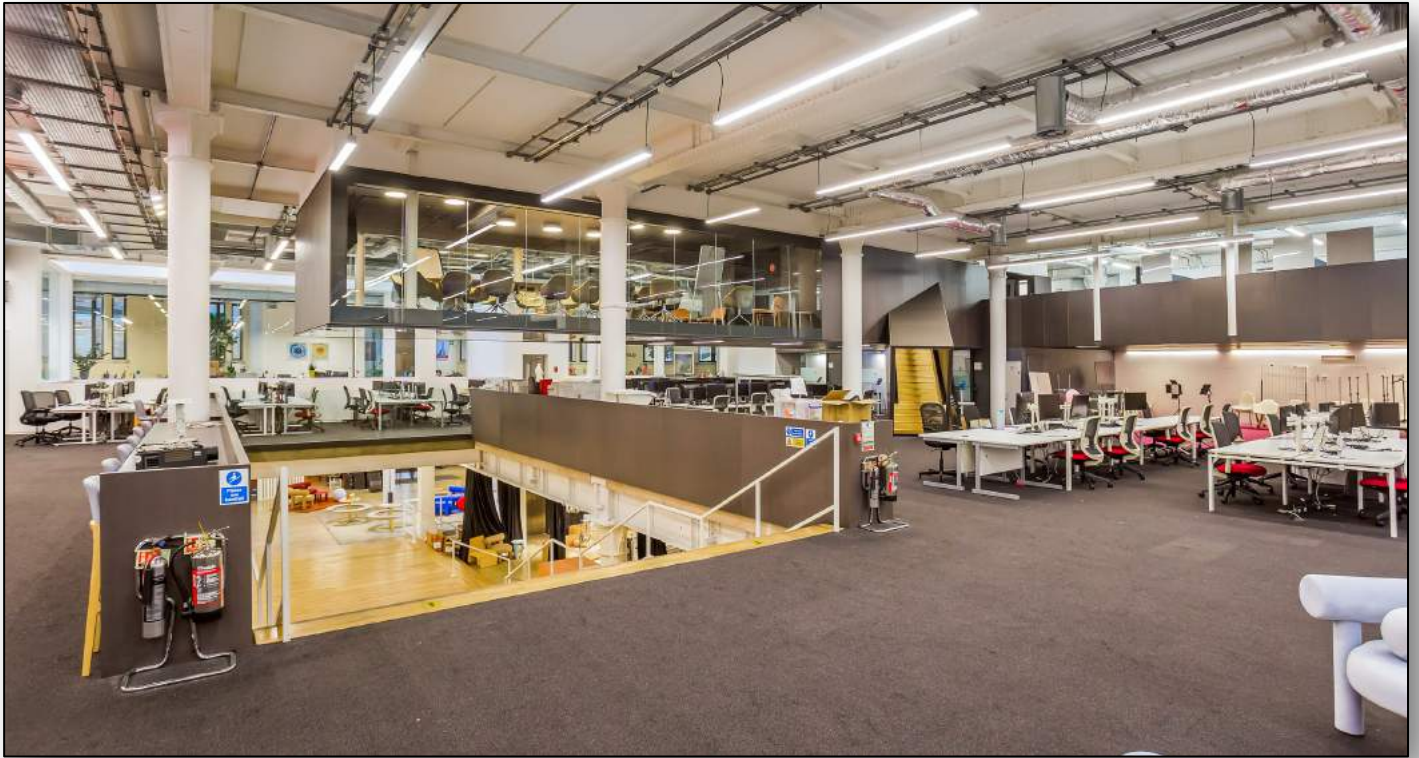


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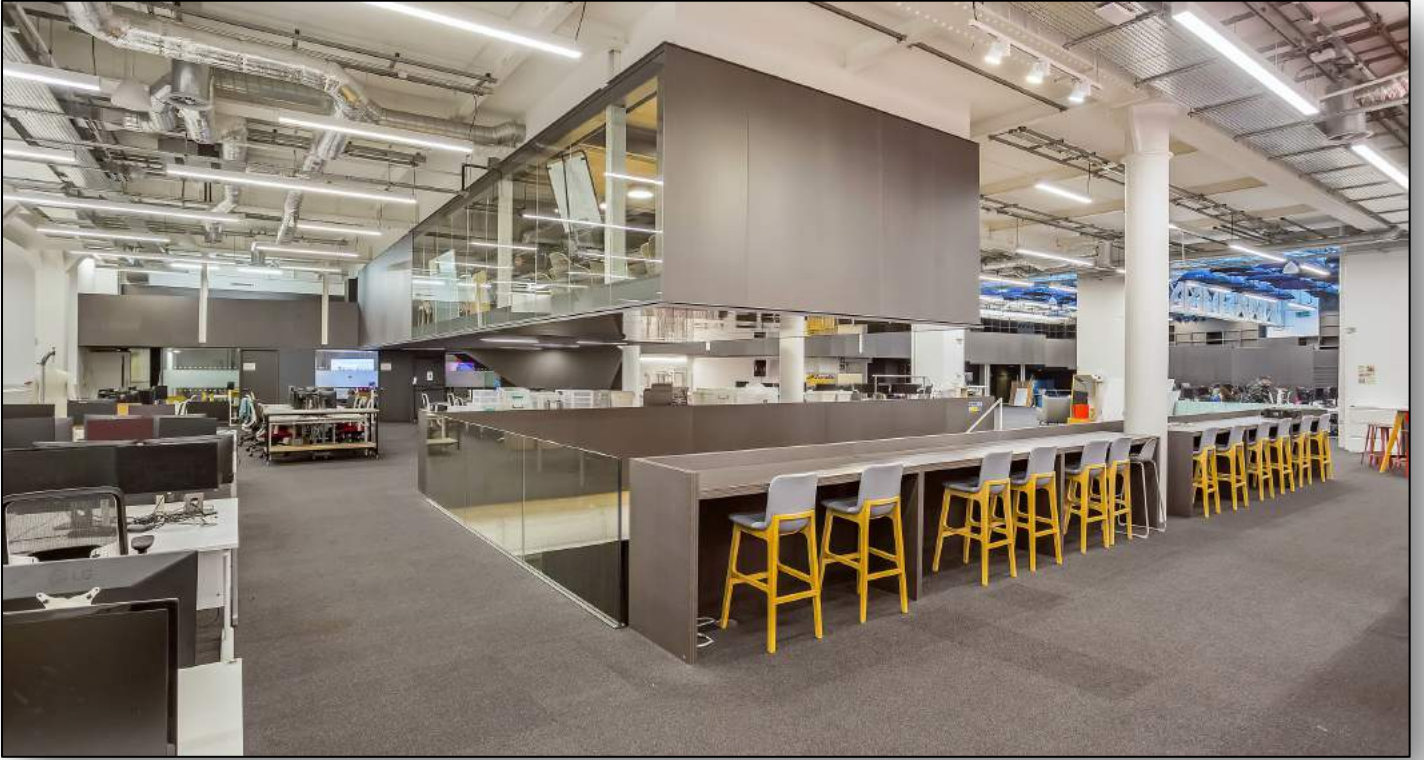


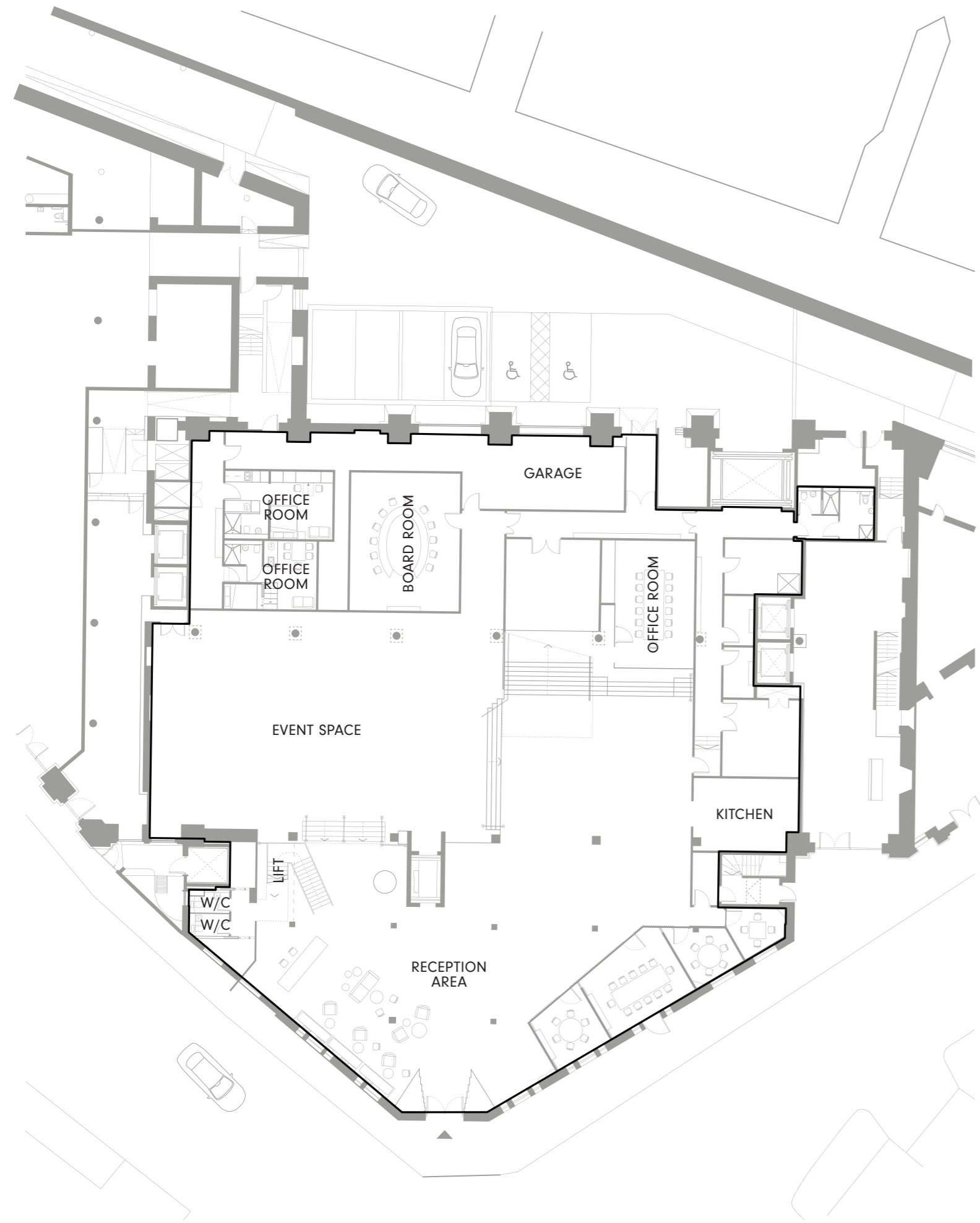
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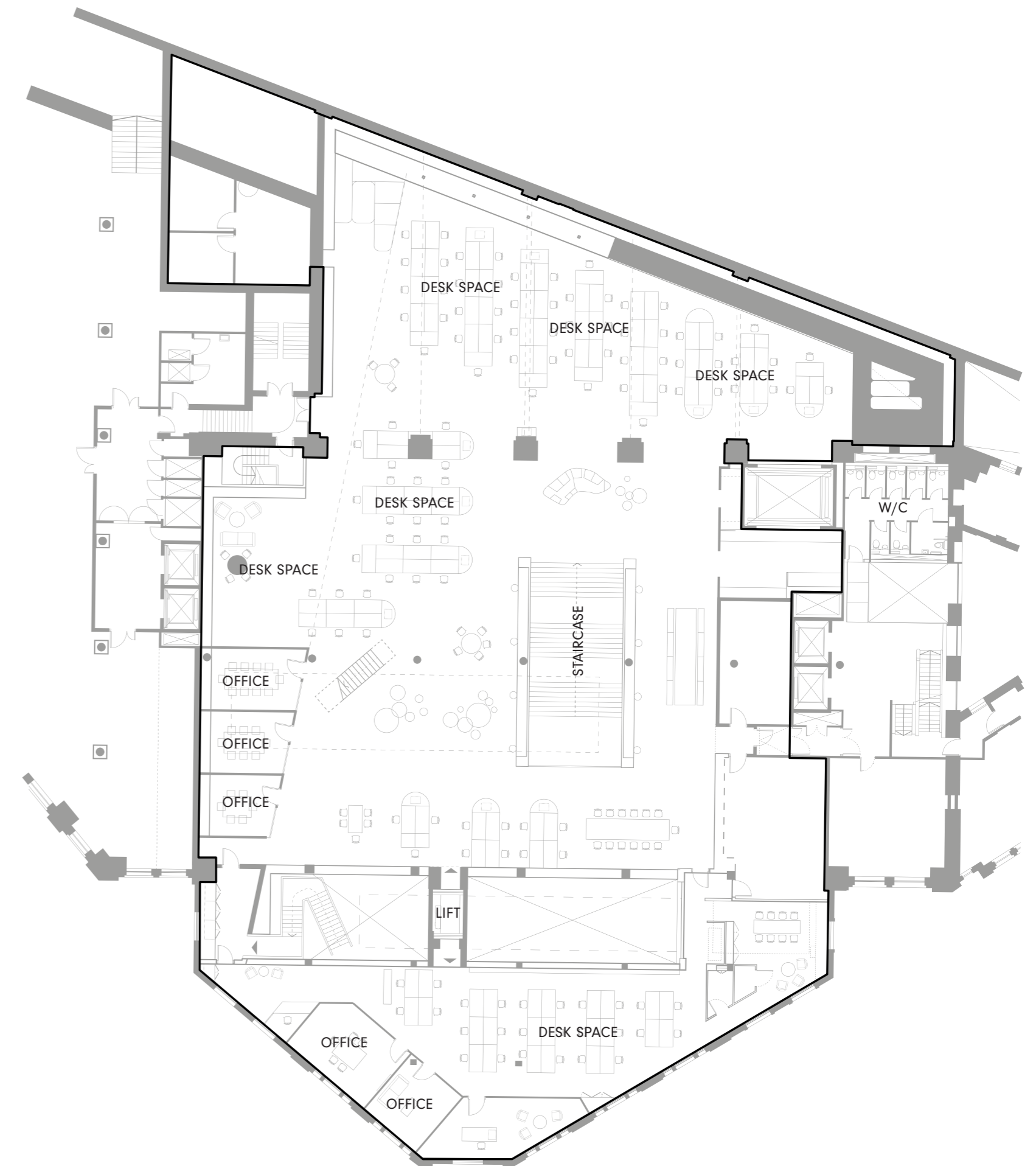


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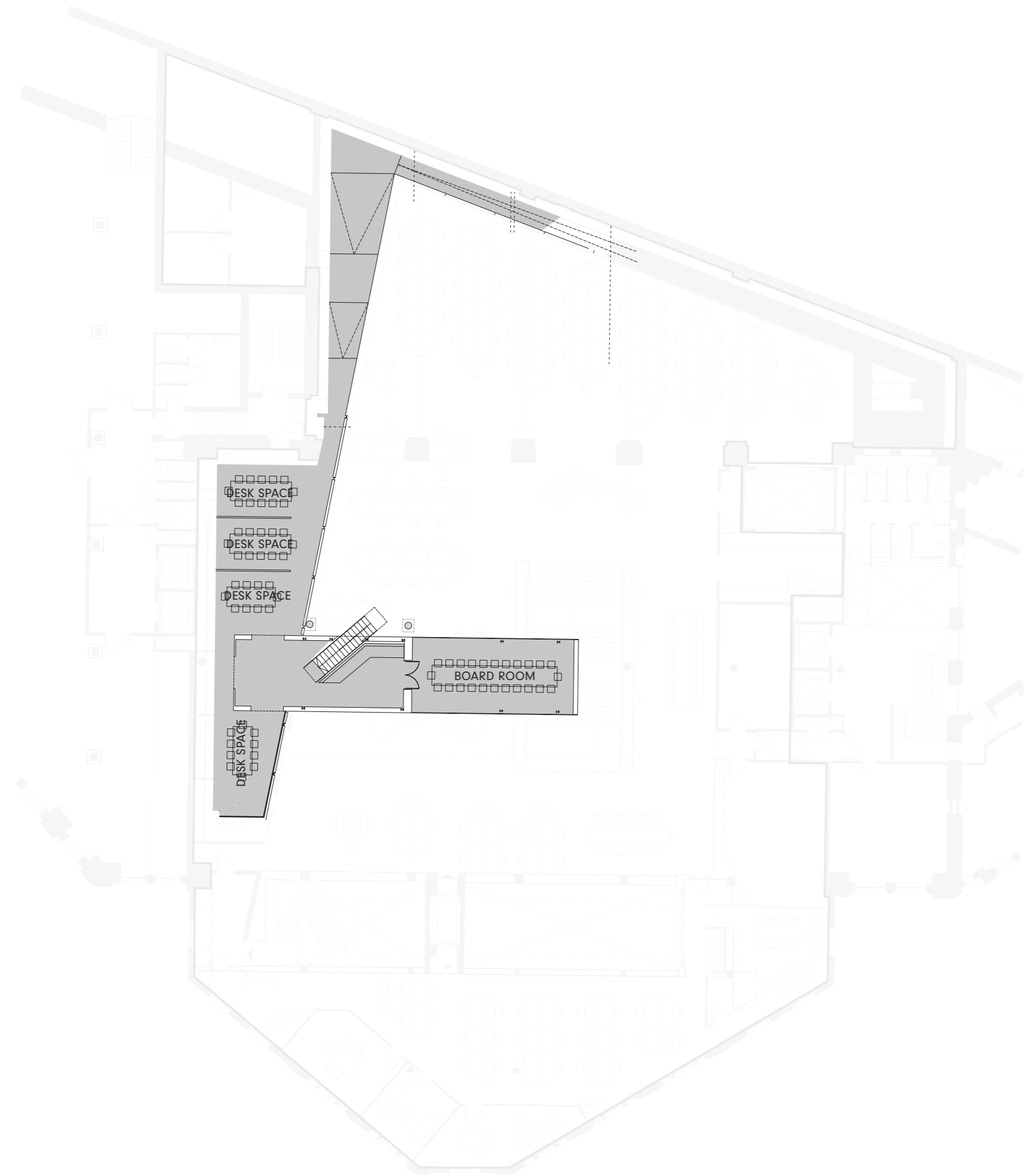




GROUND FLOOR



FIRST FLOOR



MEZZANINE FLOOR

