



EXIT



2ND FLOOR, 4 MATTHEW PARKER STREET, VICTORIA, SW1H 9HQ

6,695 sq ft



Plug & Play



Showers and
Bike Storage



Manned
Reception



Parking
Available



24/h security



Boardroom,
meeting rooms
and phone
booths



VIEW NOW 07471 998225 OR 07551 158799

info@makingmoves.london



DESCRIPTION

A stylish plug-and-play office suite located on the second floor of 4 Matthew Parker Street, just a short walk from St James's Park. Recently refurbished to a high standard, the fully fitted space is ready for immediate occupation and ideal for businesses seeking a turnkey workspace.

The floor provides a balanced mix of private meeting rooms, collaborative work areas, breakout space, and a modern kitchen/lounge. Significant upgrades by the current occupiers over the past year have created a contemporary office while retaining the building's period character.

Amenities include a manned reception, on-site security, secure bicycle storage, access to a private parking space (by separate agreement), and two demised showers on the floor.



TERM

Available via assignment/sublease until February 2029 with a break option in February 2027 or a new lease direct from the Landlord.

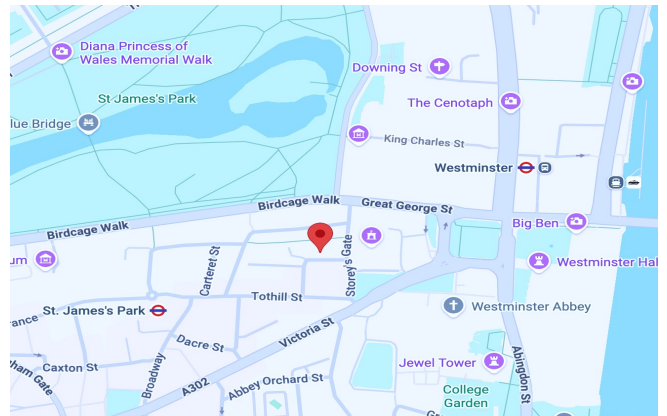
Also available Managed.



LOCATION

Matthew Parker Street is ideally located in the heart of Victoria, within easy walking distance of major transport connections including Victoria station and St James's Park station, providing access to the London Underground, national rail services and the Gatwick Express.

The area offers a wide range of amenities, with numerous cafés, restaurants, and retail options nearby, as well as green space at St James's Park. Victoria has also benefited from significant regeneration in recent years, creating a vibrant business and leisure destination for occupiers.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2 nd	6,695	£54.00psf	£15.75psf	£28.98psf	£660,997	£55,083



GEORGE MARMENT

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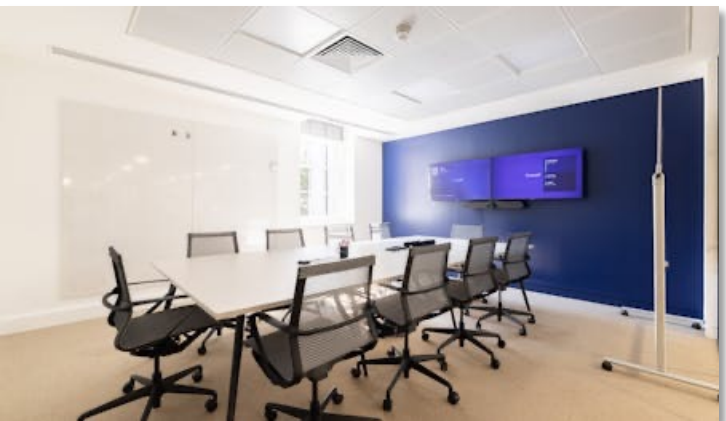
RACHEL STEAD

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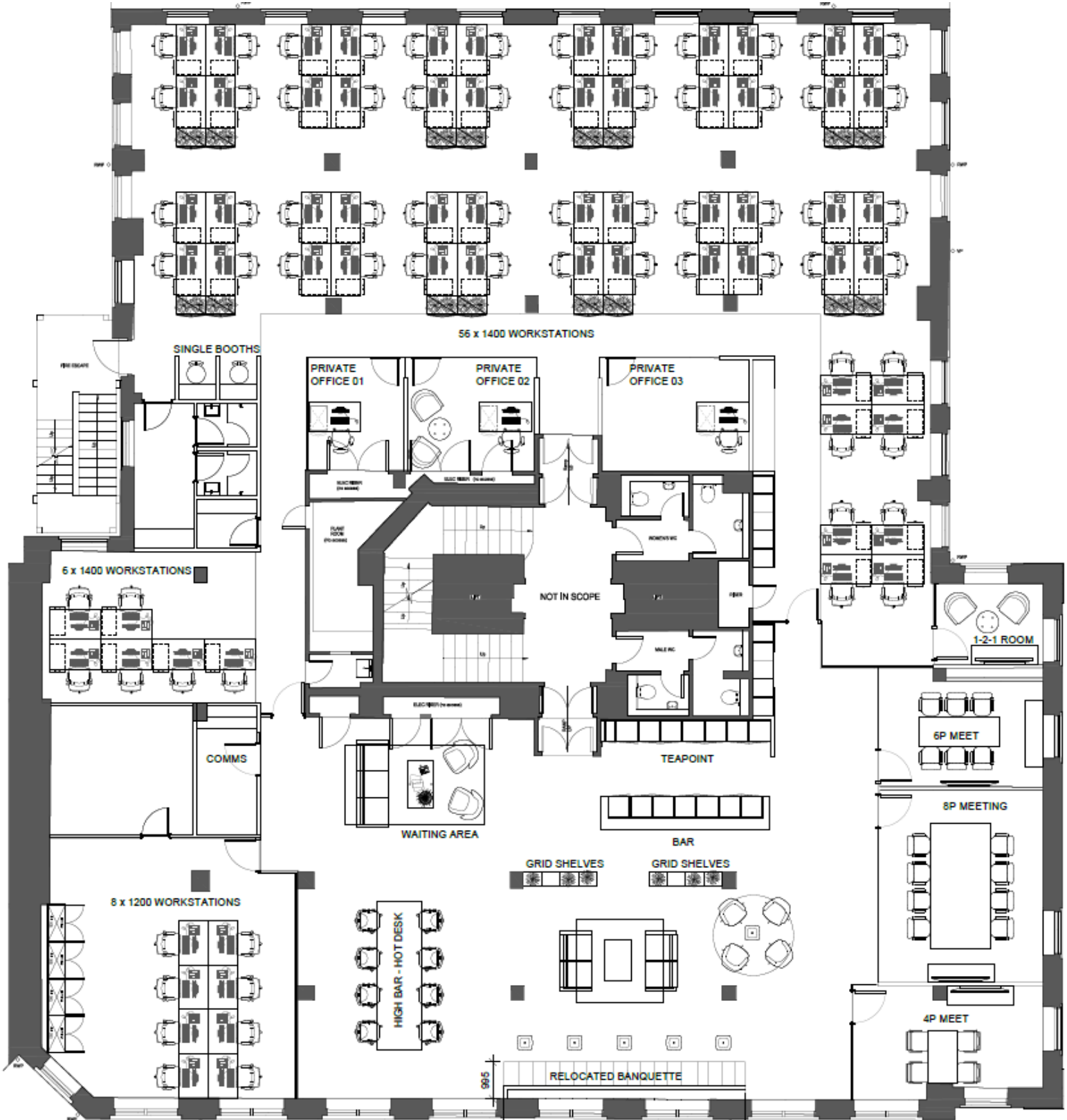


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