



2,490 - 14,265 sq ft
OF CONTEMPORARY OFFICE SPACE AVAILABLE



Impressive contemporary office space in Victoria

Designed by Squire & Partners, 7 Howick Place is an outstanding contemporary space offering highly flexible and dramatic office space, whilst retaining the character of the original Royal Mail sorting office buildings.



Building Reception



HIGH SPECIFICATION



Manned reception



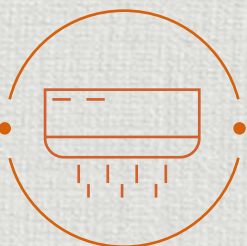
Up to 5m floor to ceiling heights



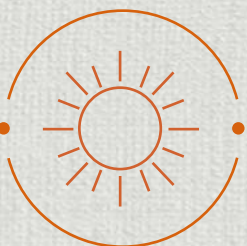
2 passenger lifts (2*13 person)



Impressive common areas



Air conditioned



Good natural light



1 goods lift (4,800 KG)



Loading bay



Private outdoor space on all floors



Shared showers and cycle storage



Underfloor trunking/raised floors

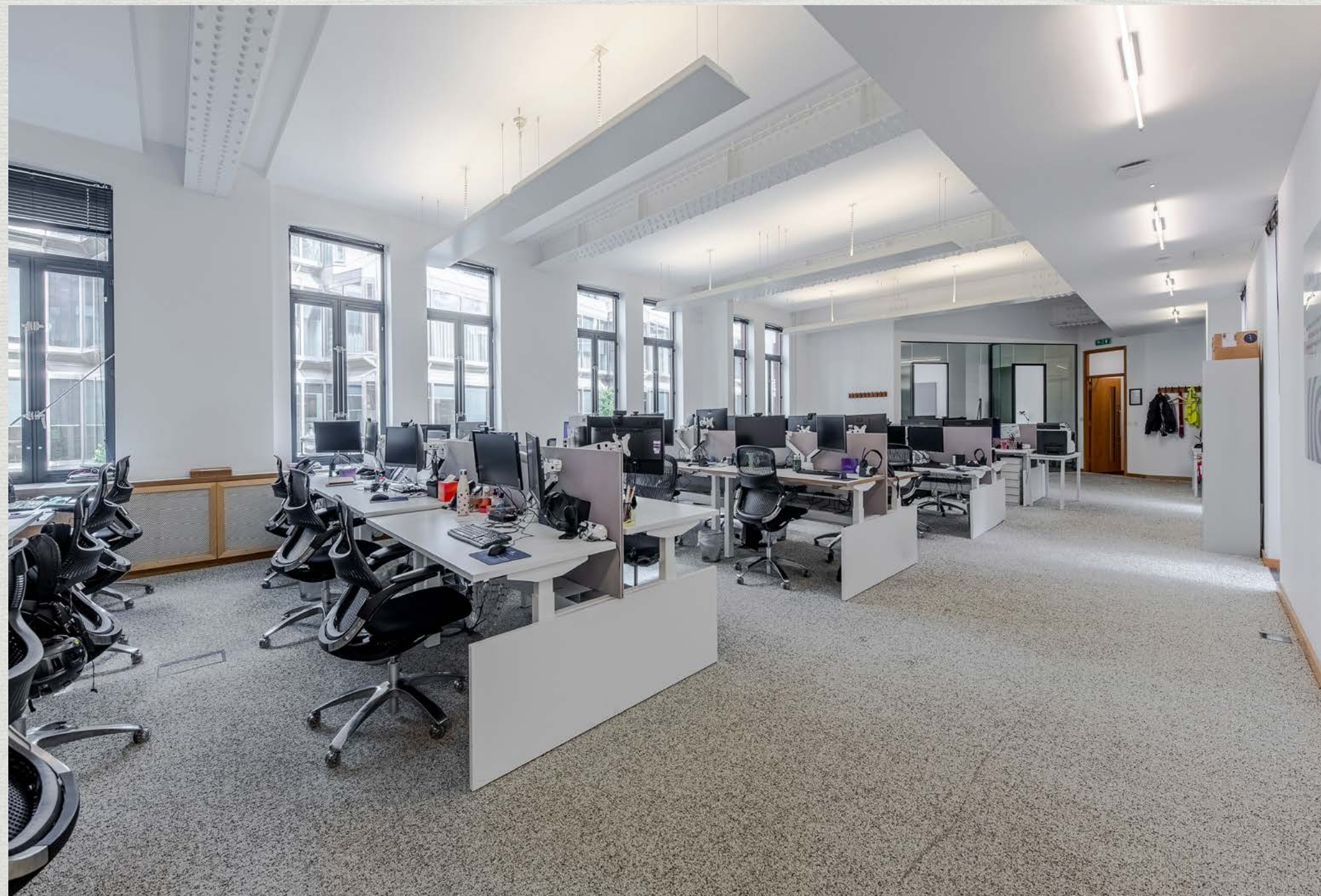


EPC rating B

1st Floor East

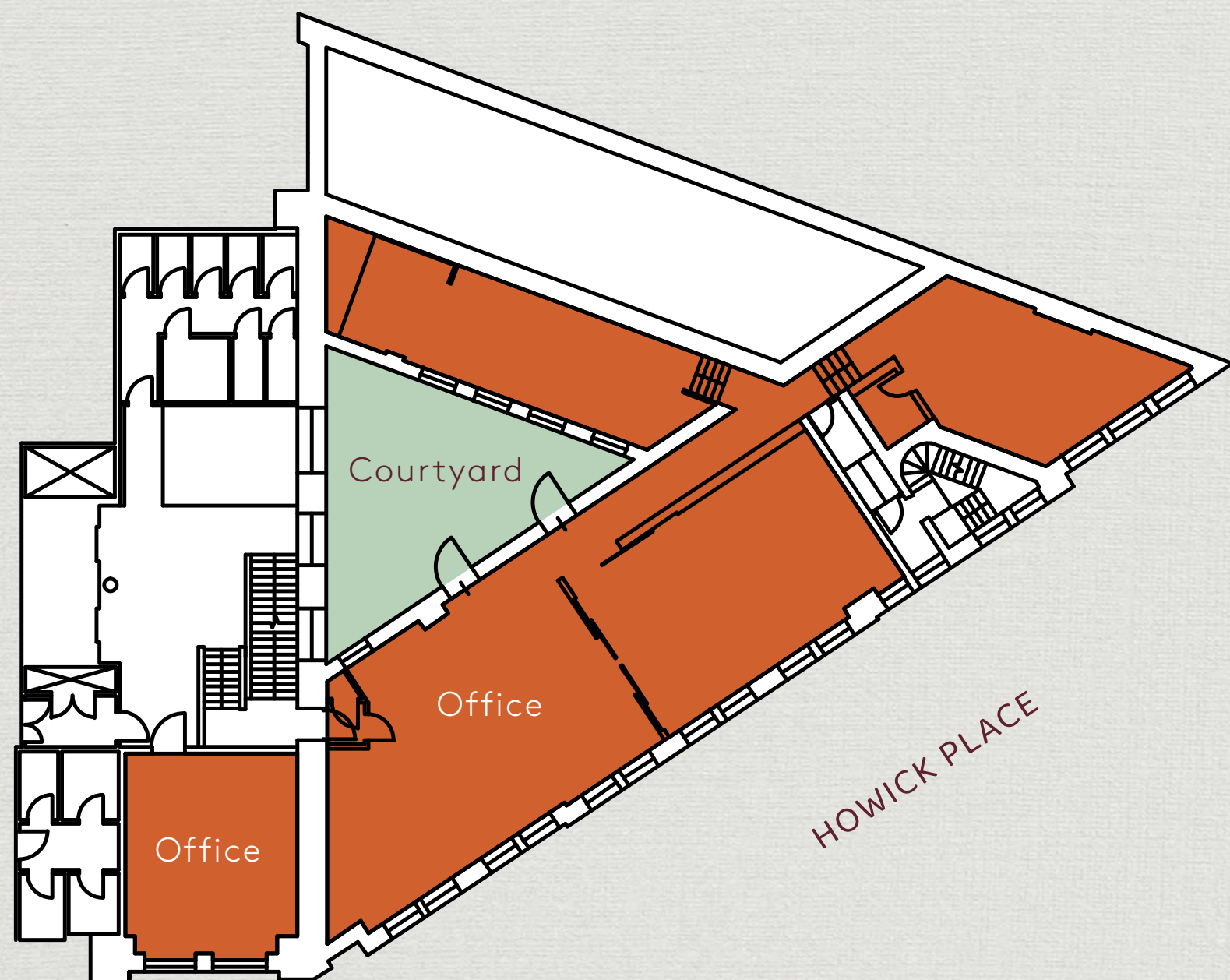
3,084 SQ FT / 498 SQ M

Comprising a total of 3,084 sq ft, this striking first floor office accommodation offers impressive floor-to-ceiling heights and excellent levels of natural light, creating a distinctive sense of space and character. The suite benefits from Dinesen wood flooring (partly carpeted), fitted meeting rooms and kitchen facilities, together with sole use of the central courtyard/winter garden, providing a highly characterful and creative working environment.



1st Floor East

3,084 SQ FT / 498 SQ M



Office Courtyard

*Not to scale, indicative only

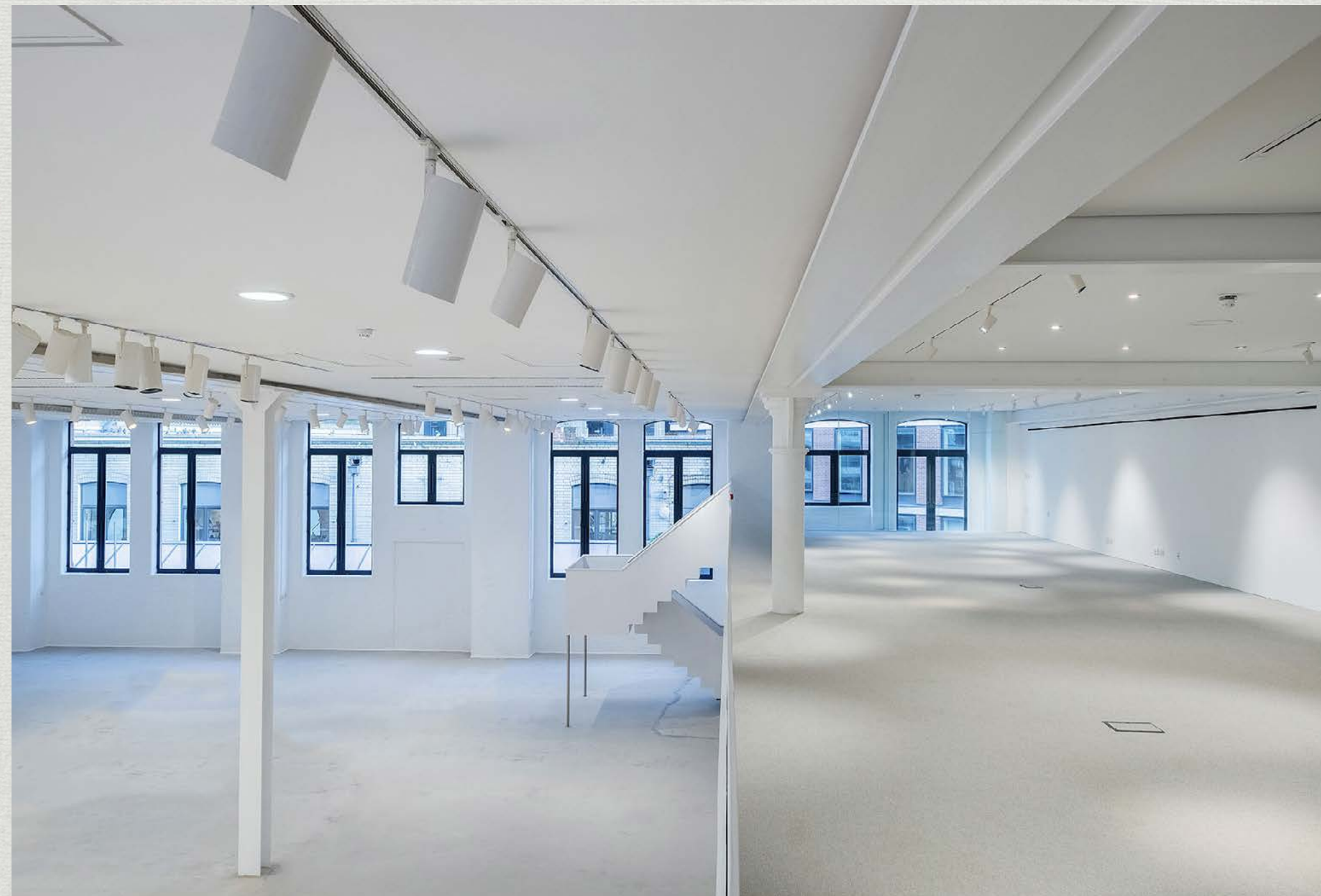


Terrace exclusive use for 1st floor East

2nd Floor East

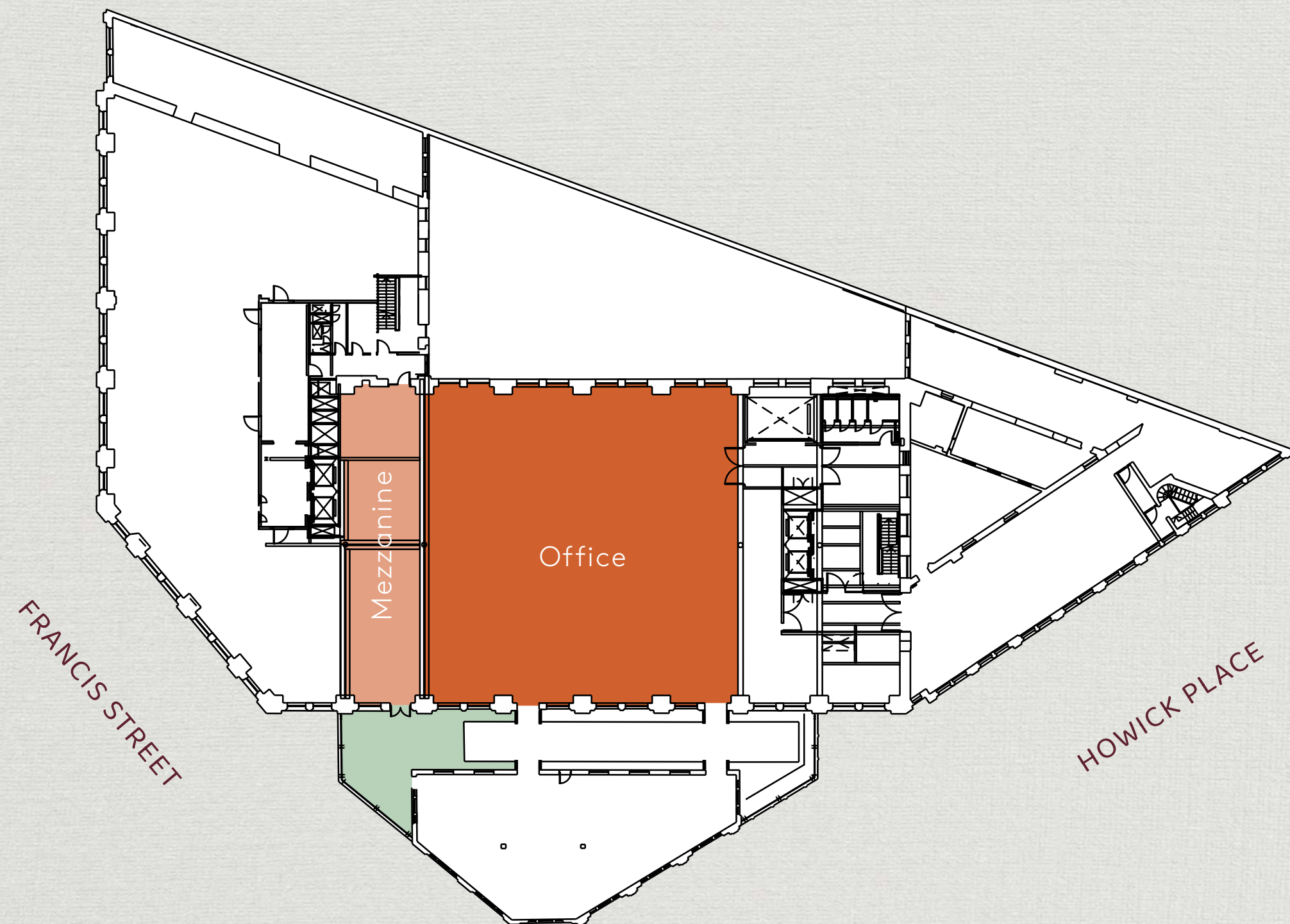
8,691 SQ FT / 807 SQ M

Comprising a total of 8,691 sq ft, this hugely impressive and striking office accommodation offers vast floor to ceiling heights of up to 5 metres and very high levels of natural light. The unit benefits from a private terrace and a highly usable and an eye-catching 1,633 sq ft mezzanine, which accentuates the volume of the floor.



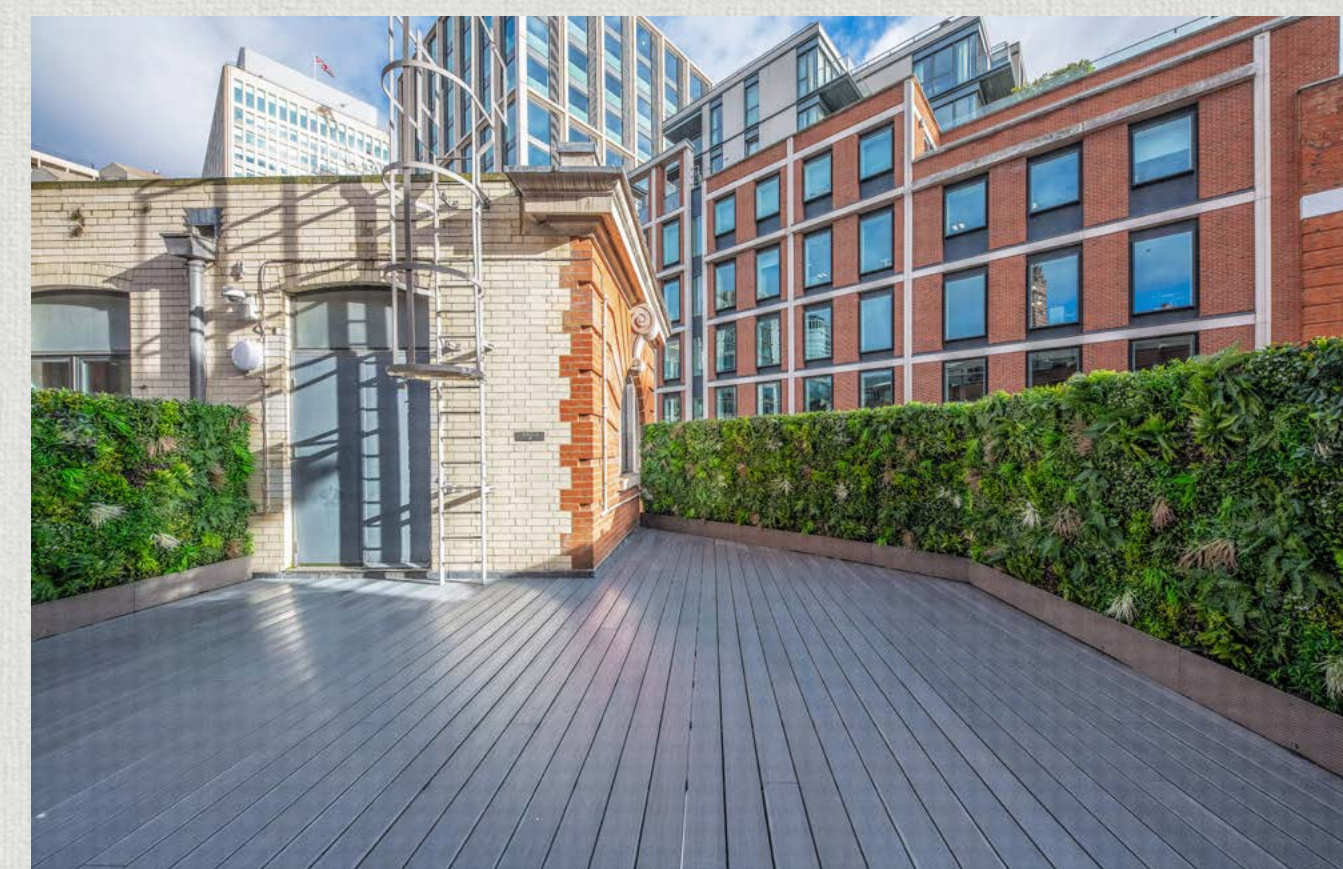
2nd Floor East

8,691 SQ FT / 807 SQ M



Office Mezzanine Terrace

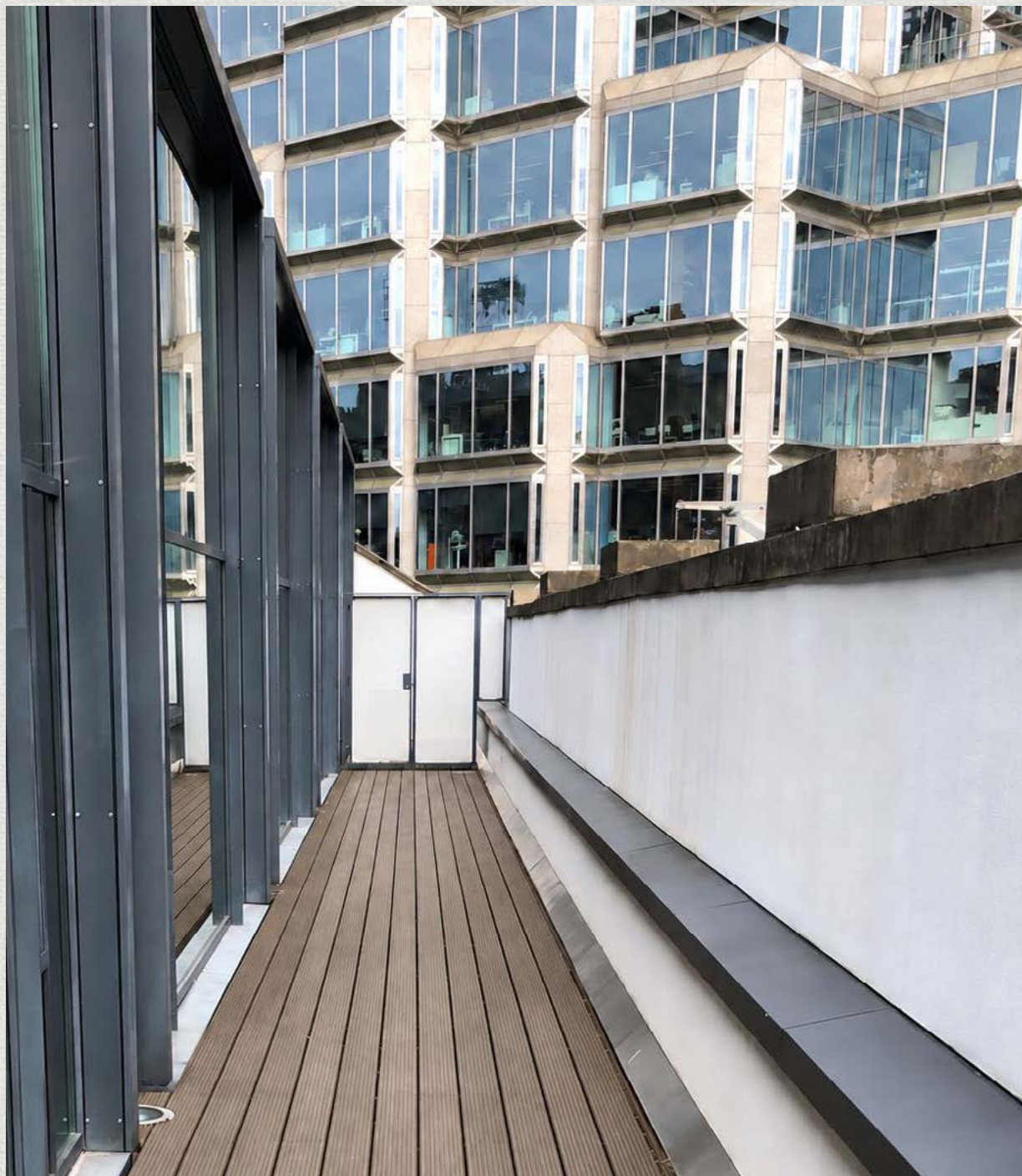
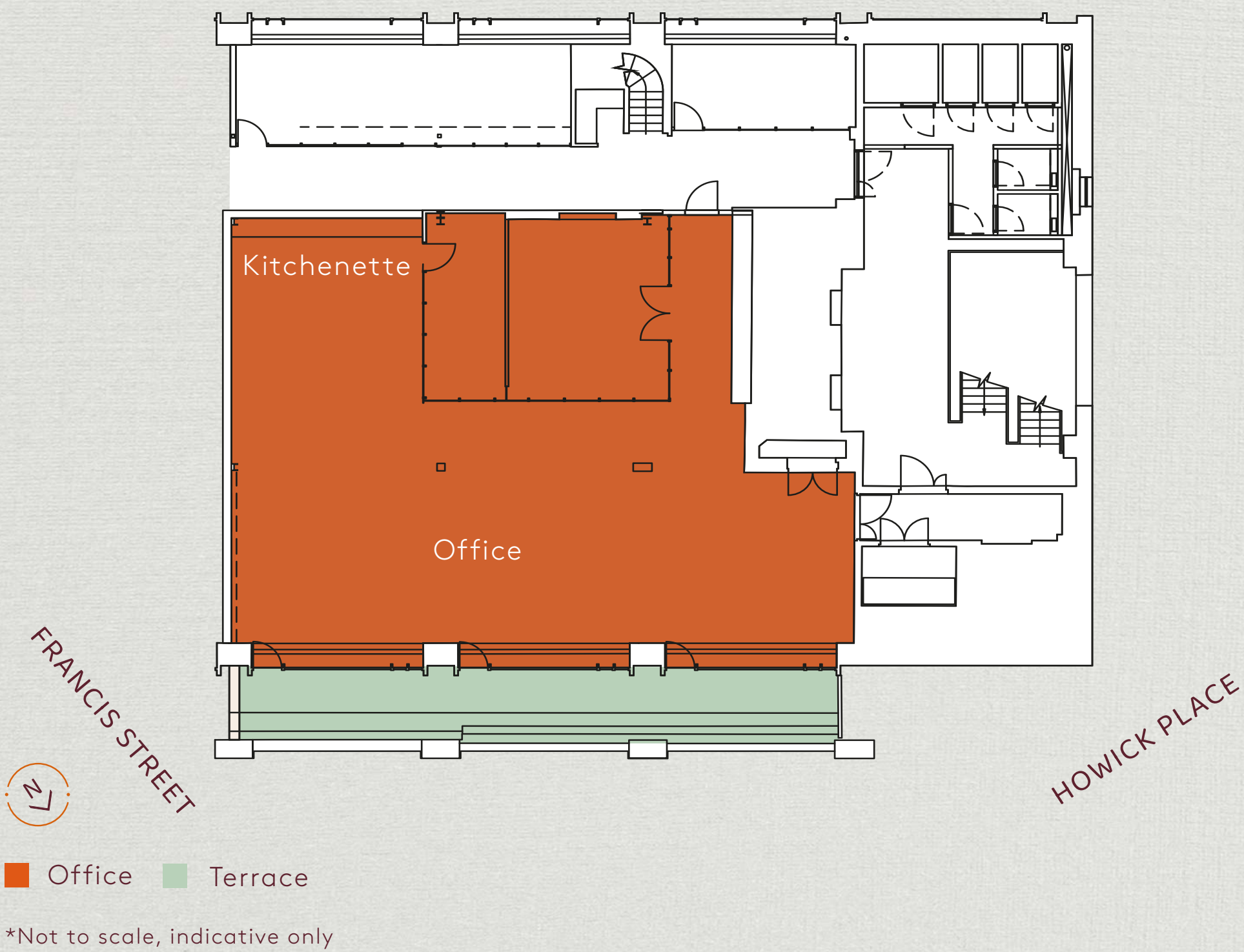
*Not to scale, indicative only



3rd Floor East

2,490 SQ FT / 231.3 SQ M

The third floor is currently undergoing works to create a newly subdivided office suite of approximately 2,490 sq ft (231.3 sq m). The space will provide bright, predominantly open-plan accommodation with excellent natural light, impressive floor-to-ceiling heights and direct access to a private external terrace. The new suite will also benefit from its own kitchen and a combination of open-plan workspace and private offices, creating a flexible environment suitable for a range of occupiers.

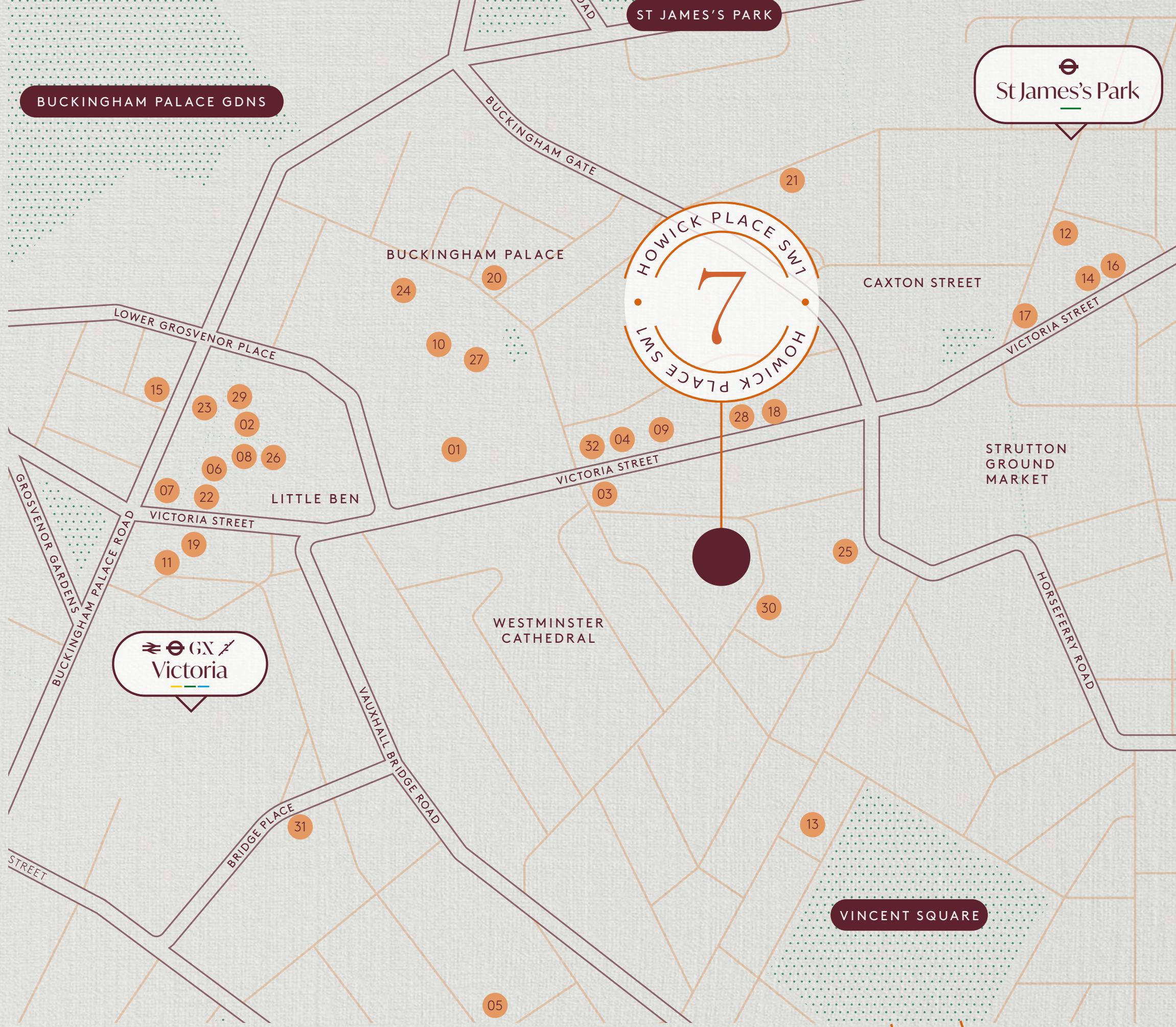


Indicative image

An abundance of dining & retail establishments

The property is located on the east side of Francis Street, close to the junction of Howick Place. Victoria Mainline, Underground and Bus Station are located within 300 meters from the property providing excellent transport links and

St James's Park Underground is a short walk away. There are numerous shops, bars and restaurants in the surrounding area including new facilities of Cardinal Place and Strutton Ground.



EAT

- 01 - Bills
- 02 - Franco Manca
- 03 - Island Poke
- 04 - Joe and The Juice
- 05 - Lorne
- 06 - Ole and Steen
- 07 - Shake Shack
- 08 - Sticks n Sushi
- 09 - The Ivy
- 10 - Wagamama
- 11 - Market Halls Victoria
- 12 - Farmer J
- 13 - Tiffin Tree
- 14 - Coyo Taco
- 15 - Gails
- 16 - Sushidog
- 17 - Atis

DRINK

- 18 - All Bar One
- 19 - Black Sheep Coffee
- 20 - Cask And Glass
- 21 - Buckingham Arms
- 22 - Greenwood
- 23 - Vagabond
- 24 - Phoenix Pub
- 25 - Greencoat Boy

WELLNESS / ENTERTAINMENT

- 26 - 1 Rebel
- 27 - City Athletic
- 28 - Curzon
- 29 - Flight Club
- 30 - Gymbox
- 31 - FRAME
- 32 - Lane 7



FURTHER INFORMATION

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