



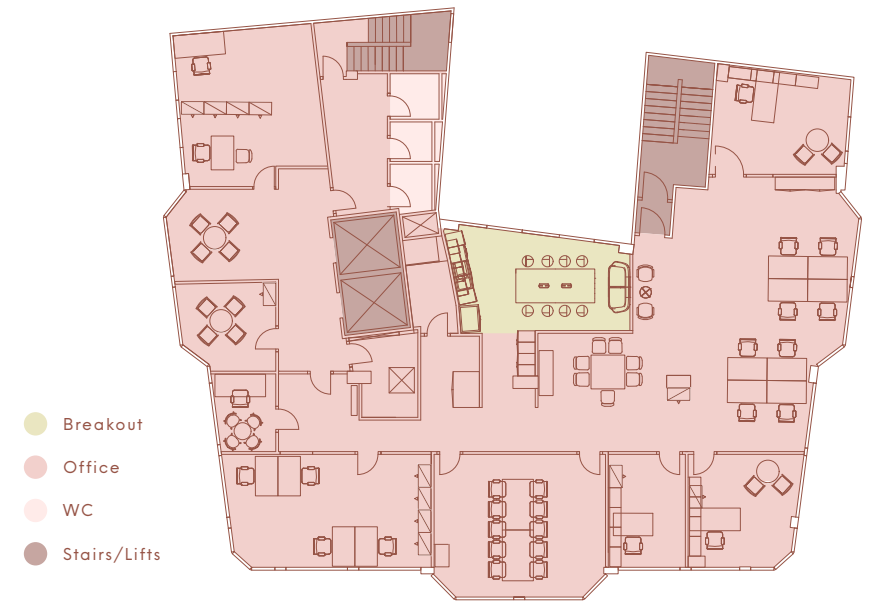
# ATLAS HOUSE

LONDON, SW1

# READY TO GO

## FULLY FITTED OFFICE TO LET IN VICTORIA

The office floor measures to be 3,450 sq ft and is fitted and furnished to provide 2 large meeting rooms, 5 private offices, 10 open plan desks and a kitchen/breakout space. The building benefits from a manned reception, 2 passenger lifts, bike storage and showers.



Not to scale. Indicative only.

GN

THE BUILDING



EXCEPTIONAL  
STAFF AMENITY



24 HOUR  
ACCESS



AIR  
CONDITIONING



BIKE  
STORAGE



SHOWER  
FACILITIES



TWO  
PASSENGER LIFTS

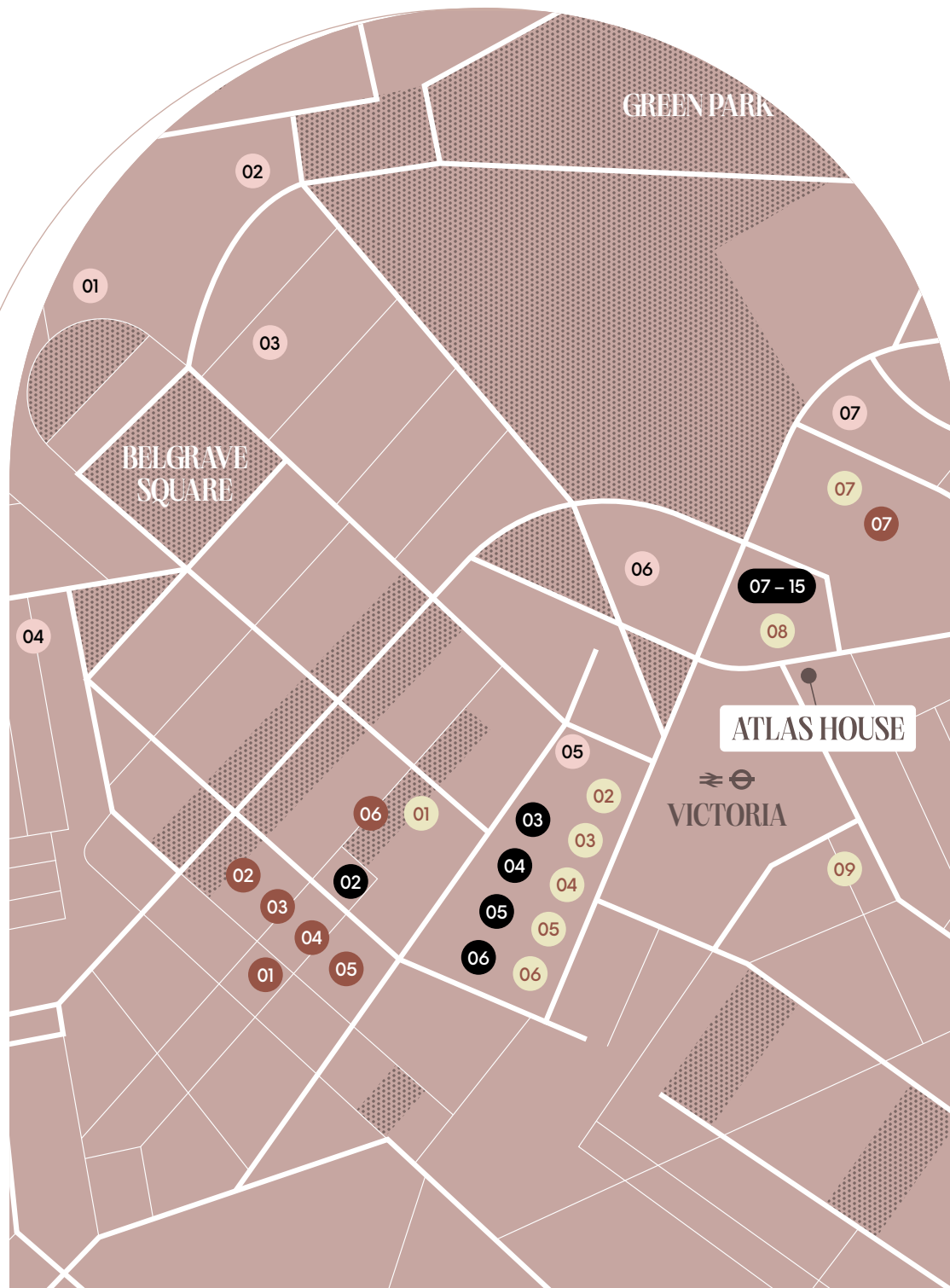


DDA  
COMPLIANT



EXCELLENT  
TRANSPORT LINKS





# LOCATION

The building has fantastic connectivity being 2 minutes from Victoria Station and Victoria Underground (Victoria, Circle and District lines). In addition, there is an abundance of tenant amenities on the property's doorstep with both Nova and Cardinal Place located a stones throw away.

## LOCAL AMENITIES

### Restaurants

1. Ottolenghi
2. Thomas Cubitt
3. Olivo
4. Boisdale
5. Atis
6. Wild by Tart
7. Vagabond
8. Rail House Cafe
9. Sticks 'n' Sushi
10. Ole & Steen
11. Notes Coffee
12. Ahi Poke
13. Bone Daddies
14. The Palm House
15. Greenwood

### Retail

1. Les Sebteurs
2. Rixo Bridal
3. Loquet London
4. ME & EM
5. Philip Treacy
6. Jo Loves
7. Cardinal Place

### Amenities

1. Anna Makarova Yoga
2. RE: Mind
3. SMUK
4. Barry's Bootcamp
5. Hotpod Yoga
6. LondonCryo
7. H2 Gyms
8. IRebel
9. Frame

### Hotels

1. The Berkeley
2. The Lanesborough
3. The Halkin
4. The Hari
5. Z Hotels
6. The Goring
7. Hotel 41



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LONDON, SW1

## FURTHER INFORMATION

### LEASE INFORMATION

Available by way of a new sublease for a term until September 2027.

### EPC

EPC rating is available upon request.

## CONTACT

FOR FURTHER INFORMATION GET IN CONTACT

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## Tuckerman

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