

Victoria Street

854 - 7,093 SQ FT OF RECENTLY
REFURBISHED OFFICE SPACE IN THE
HEART OF VICTORIA



LEVY
REAL ESTATE

**AVISON
YOUNG**



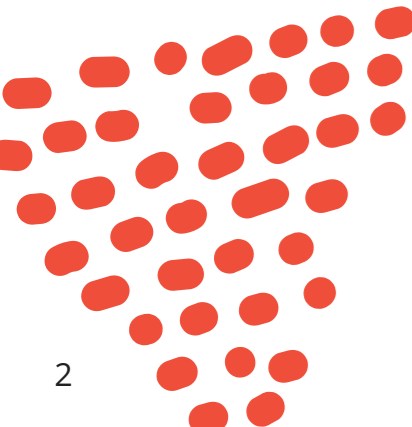
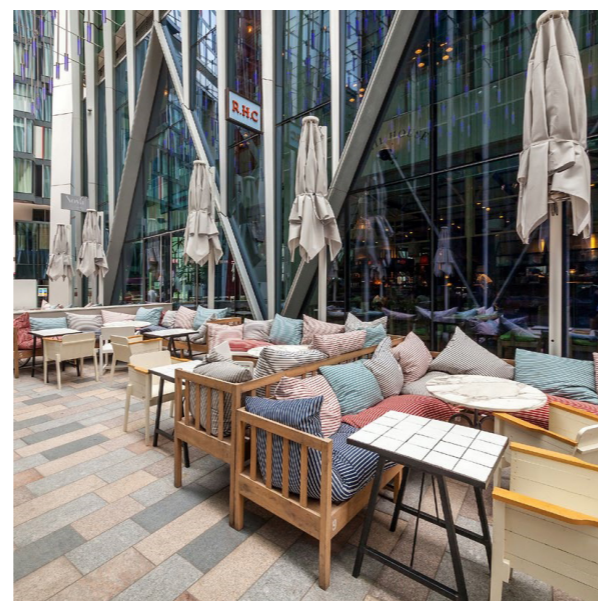
Location

The building is located on the North side of Victoria Street which links Parliament Square to Victoria Station. The property sits at the Junction of Victoria Street and Dean Farrar Street.

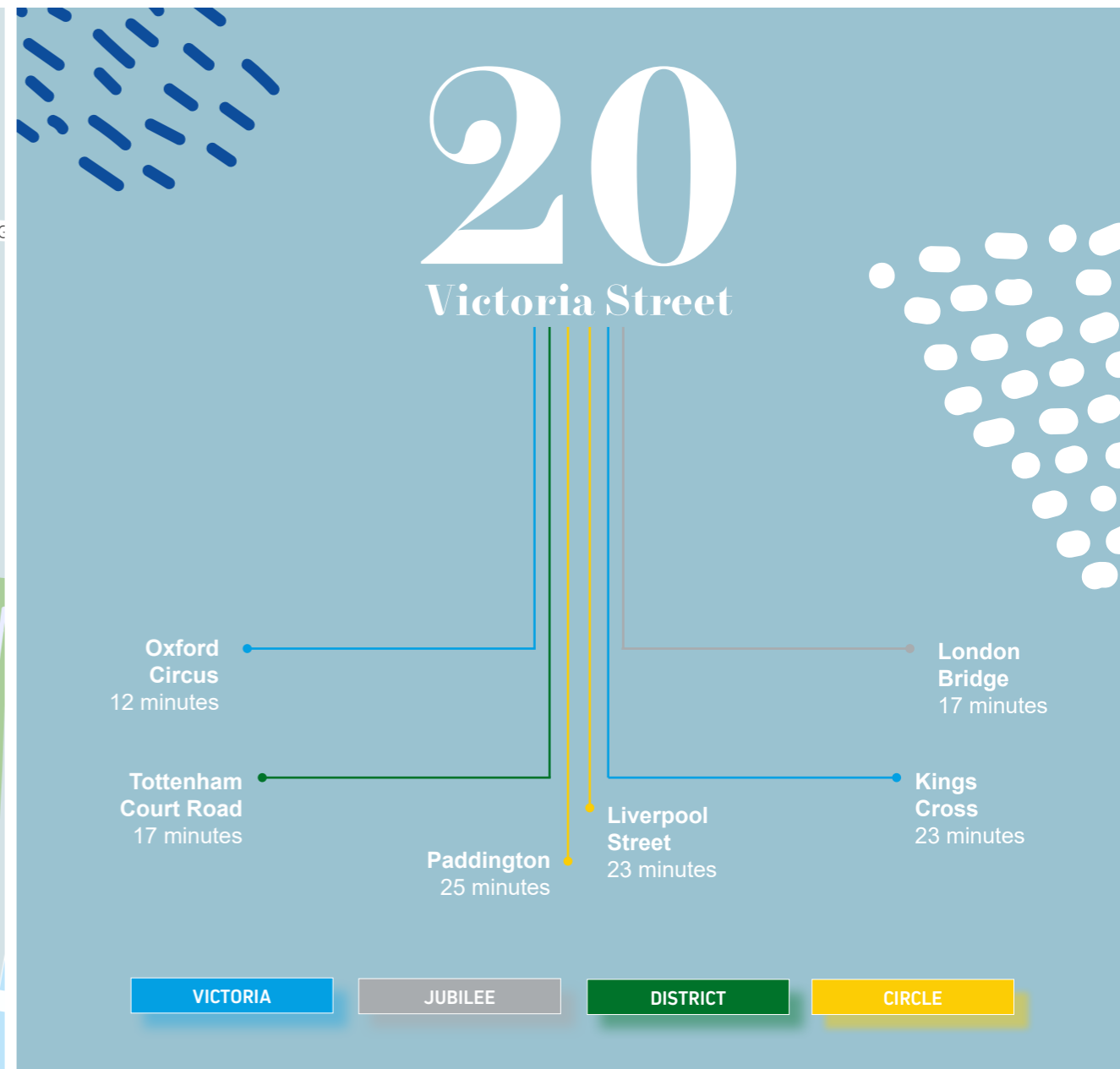
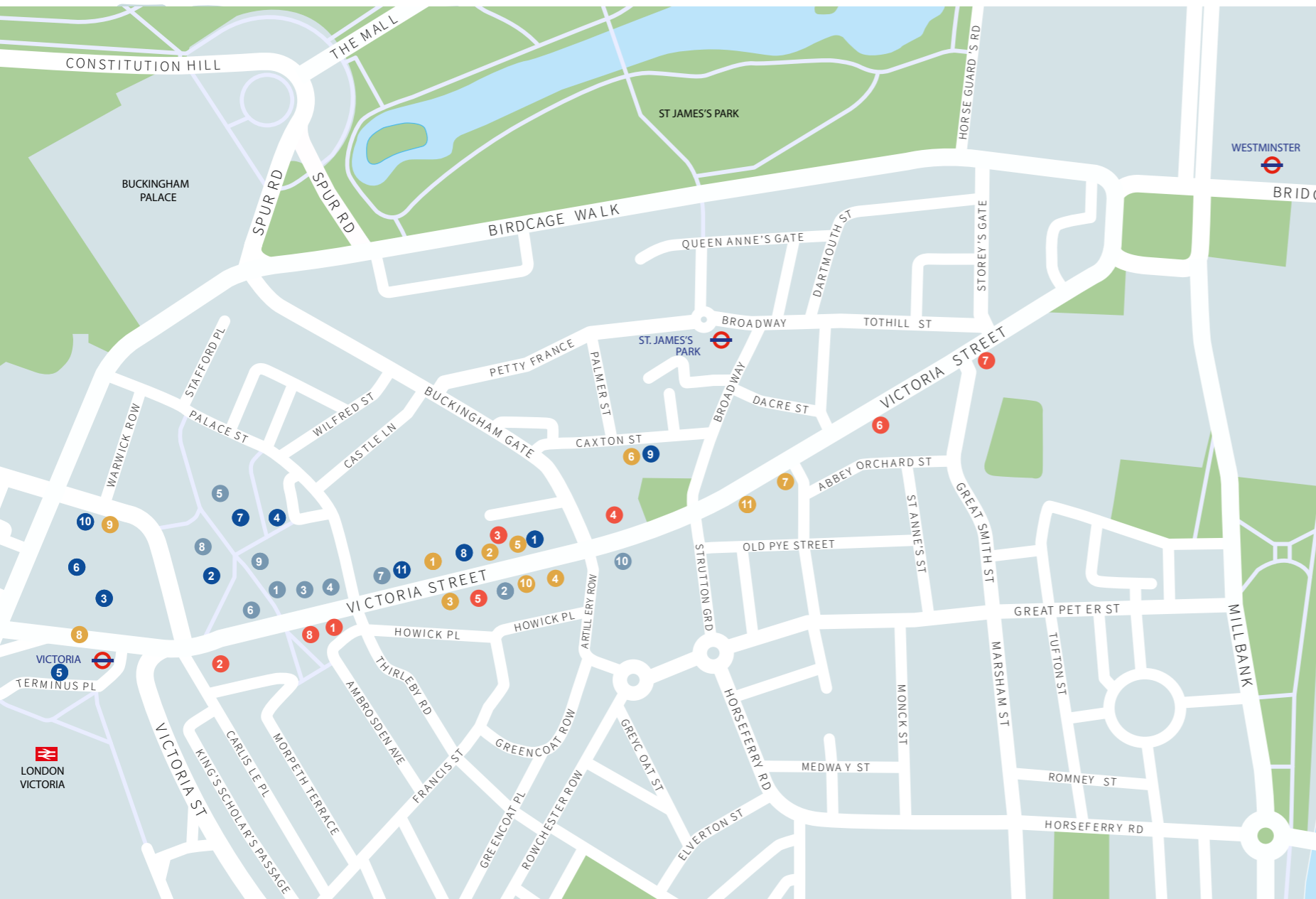
20 Victoria Street benefits from a wealth of local amenities from the nearby Nova and Cardinal Place schemes including restaurants such as The Ivy Victoria, Browns, Sticks & Sushi, Pret a Manger, Leon, and popular retailers Zara, Waterstones, Marks and Spencers, Sweaty Betty and Boots.

The nearby St James's Park, just a few minutes walk away, gives occupiers the chance to take a break in a 23 hectare Royal Park.

The property is well connected via three major Stations nearby. St James's Park Station is a 2 minute walk, (Circle & District) Victoria Station (National Rail, Victoria Line, and Circle & District Line) is a 12 minute walk, and Westminster Station (Jubilee Line and Circle & District Line) is a 7 minute walk.



Map & Communications



Restaurants

1. The Ivy
2. Browns
3. Sticks n Sushi
4. Nandos
5. Market Halls
6. Rail House Cafe
7. Bills
8. Iberico Victoria
9. Chez Antoinette
10. Timmy Green
11. M Victoria Street

Local Occupiers

1. Jimmy Choo
2. John Lewis Partnership
3. Nueberger Berman
4. Salt Pay
5. Ted Baker
6. Department of Health
7. Department of Business, Energy and Industrial Strategy
8. Gemfields

Retail & Leisure

1. 1Rebel
2. Gymbox
3. Zara
4. Waterstones
5. Marks & Spencers
6. Holland & Barrett
7. Mango
8. Sweaty Betty
9. Hobbs
10. Boots

Grab & Go

1. Joe and the Juice
2. Leon
3. Pret a Manger
4. Caffe Nero
5. Little Waitrose
6. Hone Poke
7. Starbucks
8. Blacksheep Coffee
9. Notes
10. Pure
11. Itsu





Description

20 Victoria Street is a multi let modern office building, arranged over upper floors. The reception has been newly refurbished with a building commissionaire and the building features excellent communal cycle and shower facilities, both with their own access to the rear.

The available office floors and suites provide fitted accommodation, provide generous open plan working areas, new kitchenettes, LED lighting and air conditioning. The floors are served with excellent natural light and floor to ceiling heights.

In addition to the upper floors, there is a self-contained Ground & LG floor suite, which offers fantastic frontage of Victoria Street and has been refurbished to provide modern office or retail accommodation.

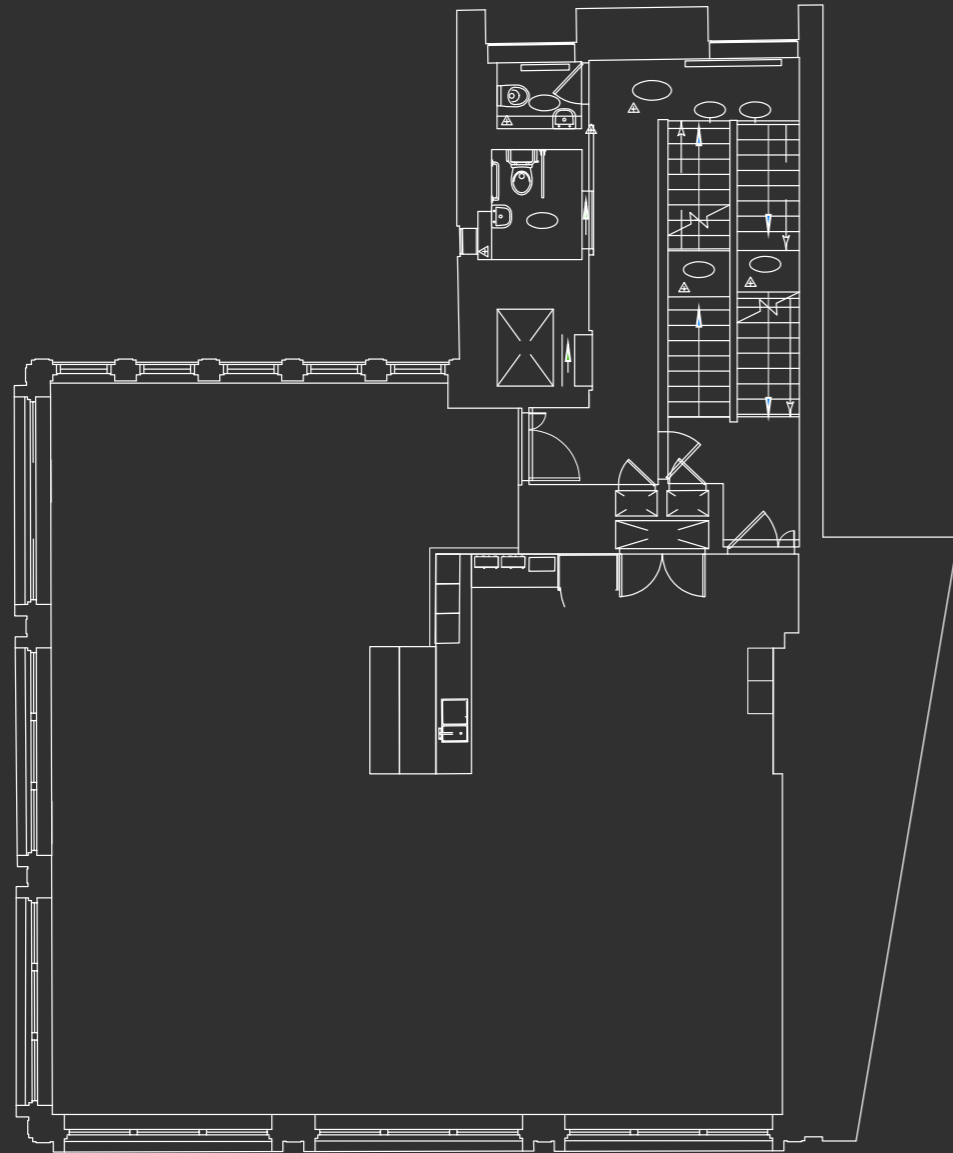
Accommodation

Floor	Sq Ft	Sq M
8th Floor	Under Offer	Under Offer
6th Floor	913	85
4th Floor	654	61
2nd Floor	1,466	136.21
1st Floor	1,446	134.39
Ground and Lower Ground	2,604	241.91
Total	7,093	659.20

Indicative Upper Floor Plan

Not to scale.

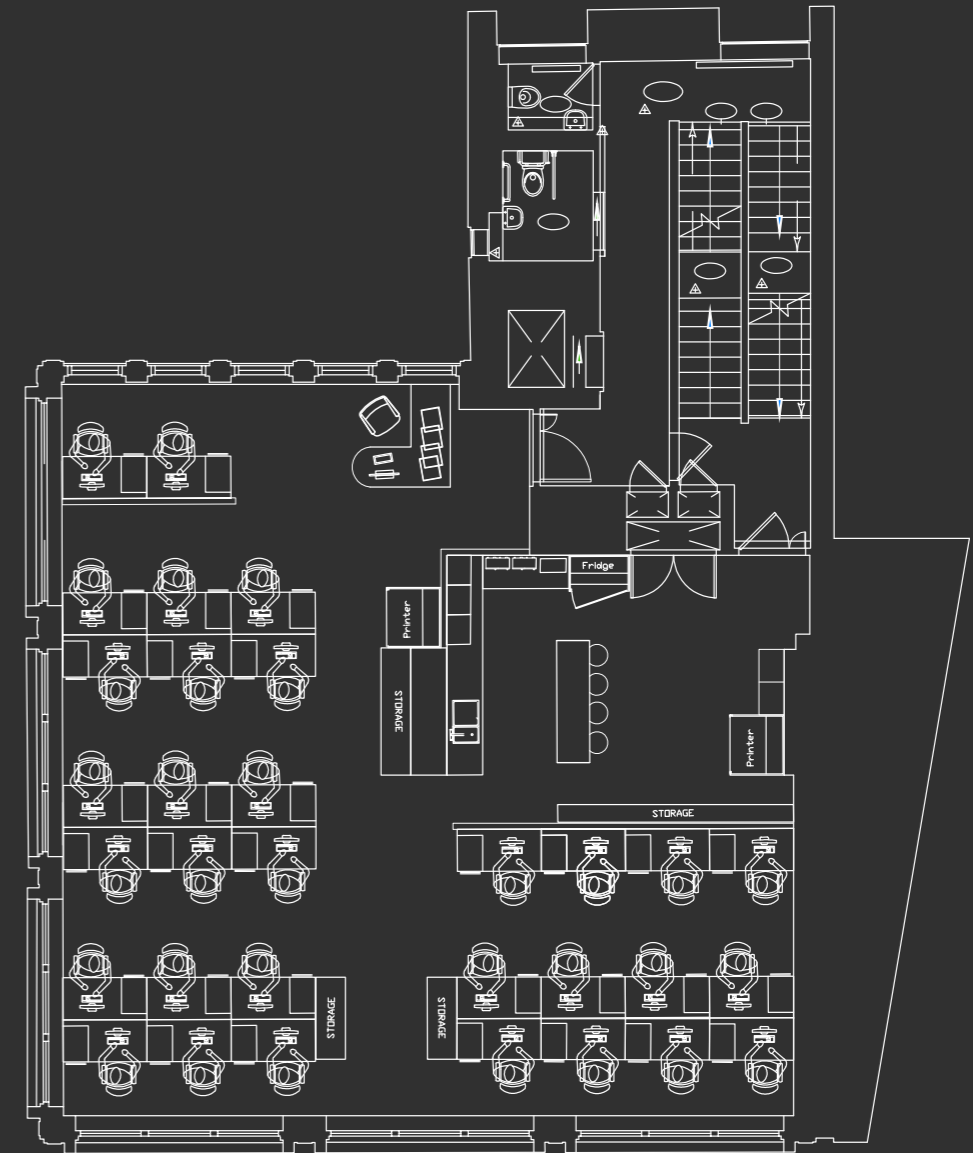
DEAN FARRAR STREET



VICTORIA STREET

Indicative Upper Floor Fitted

DEAN FARRAR STREET



VICTORIA STREET



Further Information

Terms

New flexible lease terms available, direct from the Freeholder.

Rent

£49.50 per sq. ft

EPC Rating

TBC

Viewing

For further information, or to arrange a viewing please contact:

Harry Cormack - Levy Real Estate
e: harry.cormack@levyrealestate.co.uk
t: 07815 463 822

Megan Carr - Levy Real Estate
e: meg.carr@levyrealestate.co.uk
t: 07896 899 798

Rates

£15.00 per sq. ft (2020/2021) (est)

Service Charge

£18.54 per sq. ft

VAT

The property is elected for VAT purposes

Harriet De Freitas - Avison Young
e: harriet.defreitas@avisonyoung.com
t: 07940 516 827

Alfie John - Avison Young
e: alfie.john@avisonyoung.com
t: 07932 530 032

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