



6,665 sq ft of fully fitted refurbished office space



FOUR MATTHEW PARKER STREET

Four Matthew Parker Street is a beautiful period listed property, it sits prominently in the corner of this quiet St James's Park street, just moments away from Westminster Abbey.

The building was comprehensively refurbished in 2016 and the exterior refurbished in January 2023. The 2016 works included all new shower, changing and bike storage facilities, along with a full refurbishment of all common areas.



FOUR
MATTHEW
PARKER
STREET

— LOCATION —

This central London borough is the location for some of the capital's most iconic tourist attractions, four Royal Parks and the city's largest and busiest shopping and recreational areas.

Getting in and out couldn't be easier with both Westminster and St James's Park underground stations just 500 metres from Matthew Parker Street, making this destination easily accessible via the District, Circle and Jubilee lines. The newly thriving retail and leisure destination of Victoria is a short 5 minute walk away.



Green Park
Station

Buckingham
Palace

St James's
Park

Victoria
Station

St James's Park
Station

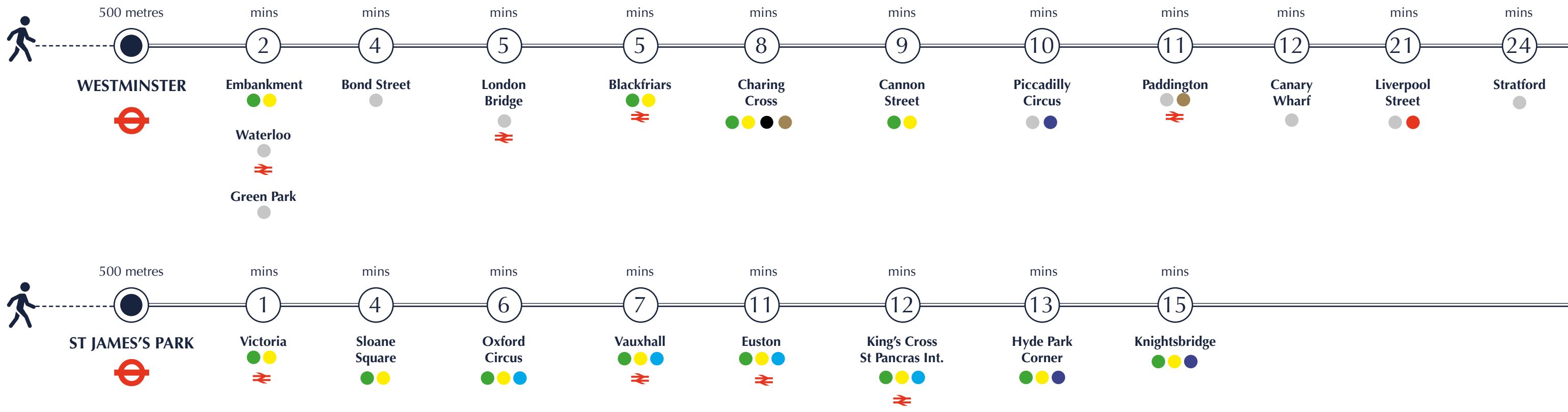
FOUR
MATTHEW
PARKER
STREET

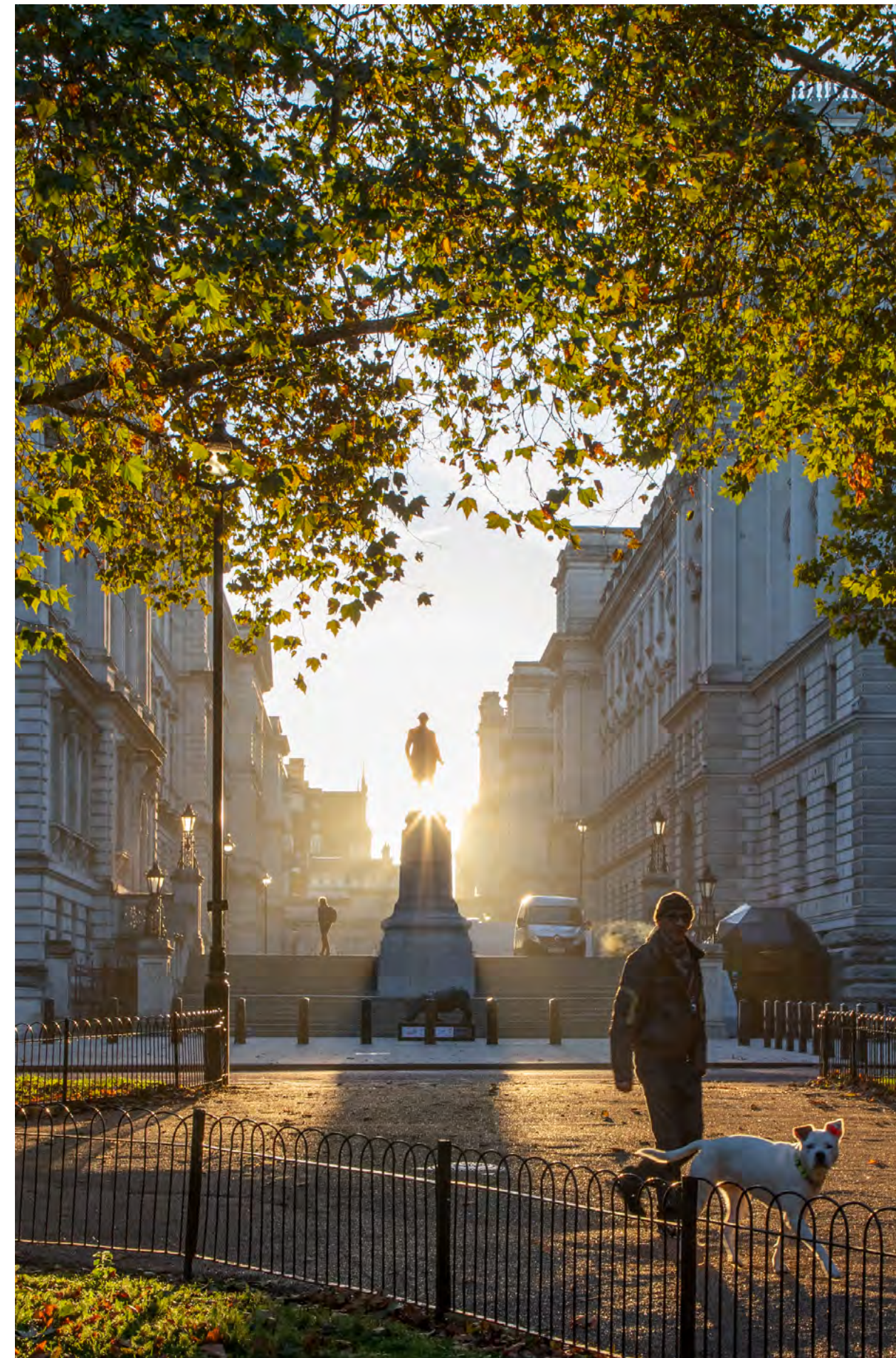
Westminster
Station

Westminster
Abbey

Palace of
Westminster







— SW1 —



RETAIL, FOOD & DRINK

- | | |
|----|---------------------------|
| 1 | Browns Victoria |
| 2 | Franco Manca |
| 3 | M Victoria Street |
| 4 | Rail House Café |
| 5 | Roux at Parliament Square |
| 6 | Shake Shack |
| 7 | Space NK |
| 8 | Sticks'n'Sushi |
| 9 | The Cinnamon Club |
| 10 | Vagabond Wines |
| 11 | Zara |
| 12 | Ibérica Victoria |
| 13 | The Ivy Victoria |
| 14 | Bill's |
| 15 | Coco di Mama |
| 16 | Bone Daddies |
| 17 | Colosseo Restaurant |
| 18 | Flight Club |
| 19 | Pret A Manger |
| 20 | Stoke House |

OFFICE OCCUPIERS

- | | |
|----|--------------------------|
| 21 | Adam Smith Institute |
| 22 | American Express |
| 23 | Boeing |
| 24 | Burberry |
| 25 | Capital Economics |
| 26 | Channel 4 |
| 27 | DWS |
| 28 | Google |
| 29 | Intu Properties |
| 30 | Jimmy Choo |
| 31 | Jupiter Asset Management |
| 32 | L.E.K. Consulting |
| 33 | Phoenix Equity Partners |
| 34 | Rolls Royce |
| 35 | Tom Ford |



GOVERNMENT DEPARTMENTS

- | | |
|----|--|
| 36 | British Chambers of Commerce |
| 37 | Central Hall Westminster |
| 38 | Companies House |
| 39 | Department of Business, Energy & Industrial Strategy |
| 40 | Department for Education |
| 41 | Department for Transport |
| 42 | Department for Work & Pensions |
| 43 | Foreign & Commonwealth Office |
| 44 | Her Majesty's Treasury |
| 45 | Houses of Parliament |
| 46 | Law Commission |
| 47 | Ministry of Defence |
| 48 | Ministry of Justice |
| 49 | The Supreme Court |

HOTELS

- | | |
|----|-------------------------------|
| 50 | Conrad London St James |
| 51 | Doubletree by Hilton |
| 52 | Hotel 41 |
| 53 | St Ermin's Hotel |
| 54 | St James's Court Hotel |
| 55 | Taj 51 Buckingham Gate Suites |
| 56 | The Goring |
| 57 | The Rubens at the Palace |
| 58 | Z Hotel |

— THE — BUILDING

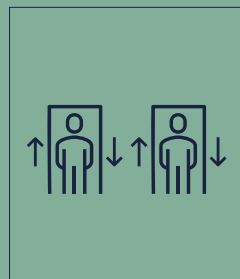
4 Matthew Parker Street offers occupiers the perfect balance between period architectural features and modern office amenity.

The building sits behind its own private gated courtyard and was comprehensively refurbished in 2016.

We are marketing the entire second floor which totals 6,665 sq ft and will be offered as a refurbished, fully fitted unit.



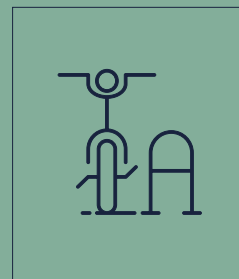
Managed
Reception



Two passenger
lifts



Shower facilities
at lower ground
floor level



Secure cycle
storage

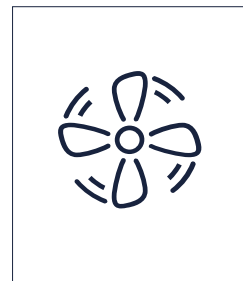




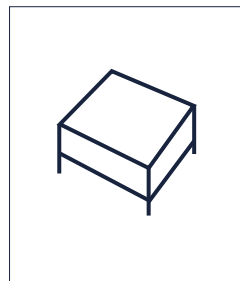


— SECOND FLOOR —

6,665 sq ft (NIA)



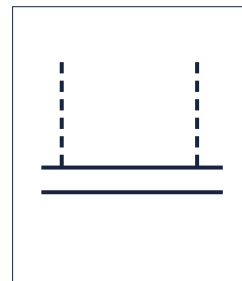
4-pipe fan coil air conditioning



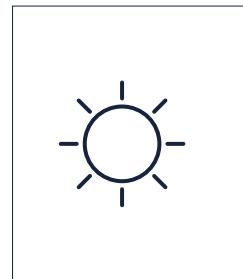
Full access raised floors



LED lighting



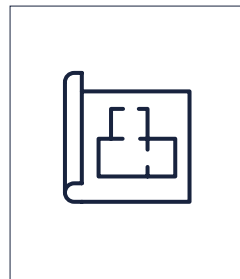
Metal tiled suspended ceiling



Excellent natural light



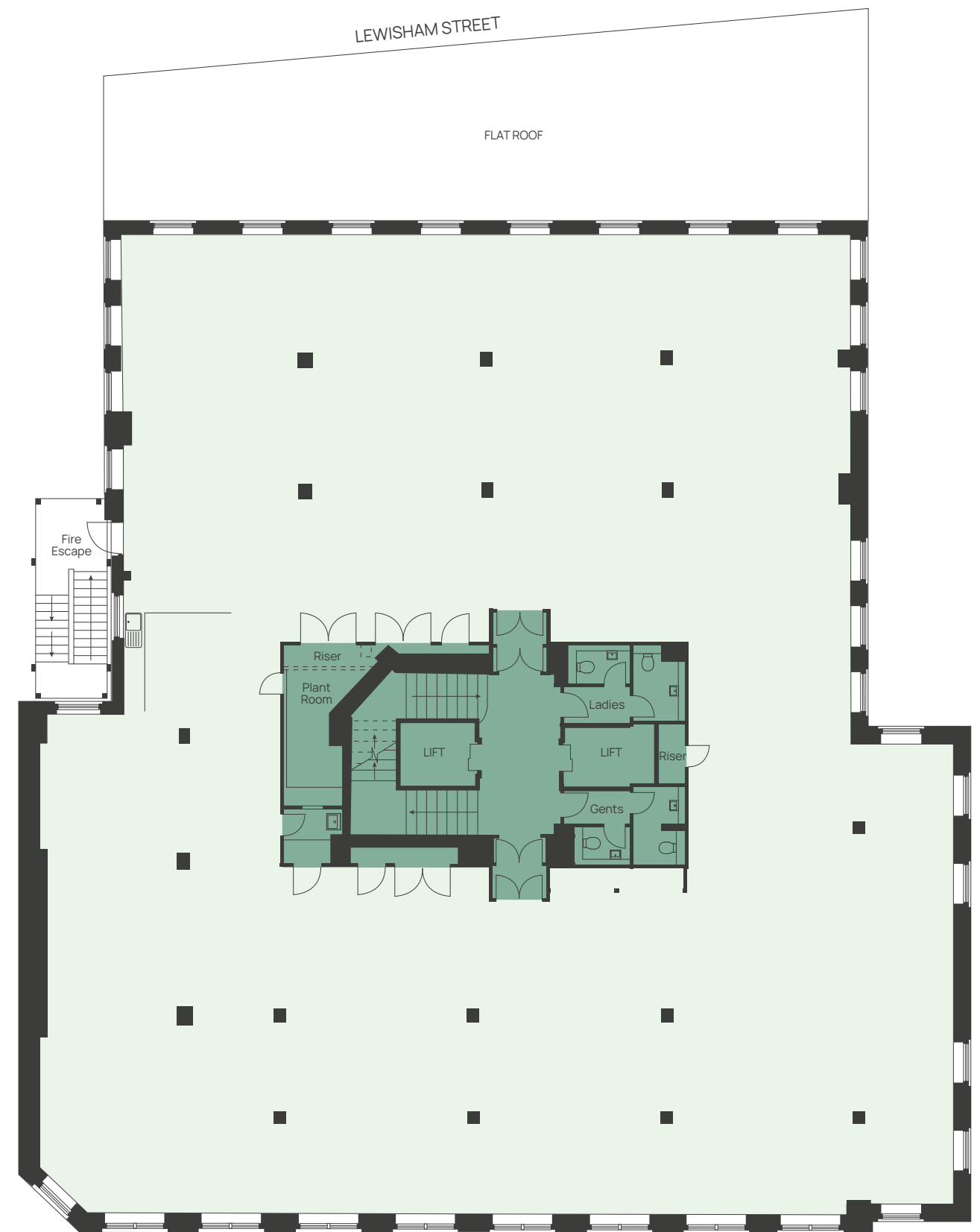
Demised shower facilities



Fully fitted specification



Private and discrete location



Office Core

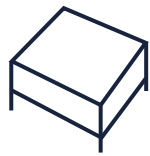


THIRD FLOOR

3,255 sq ft (NIA)



4-pipe fan coil air conditioning



Full access raised floors



LED lighting



Metal tiled suspended ceiling



Excellent natural light



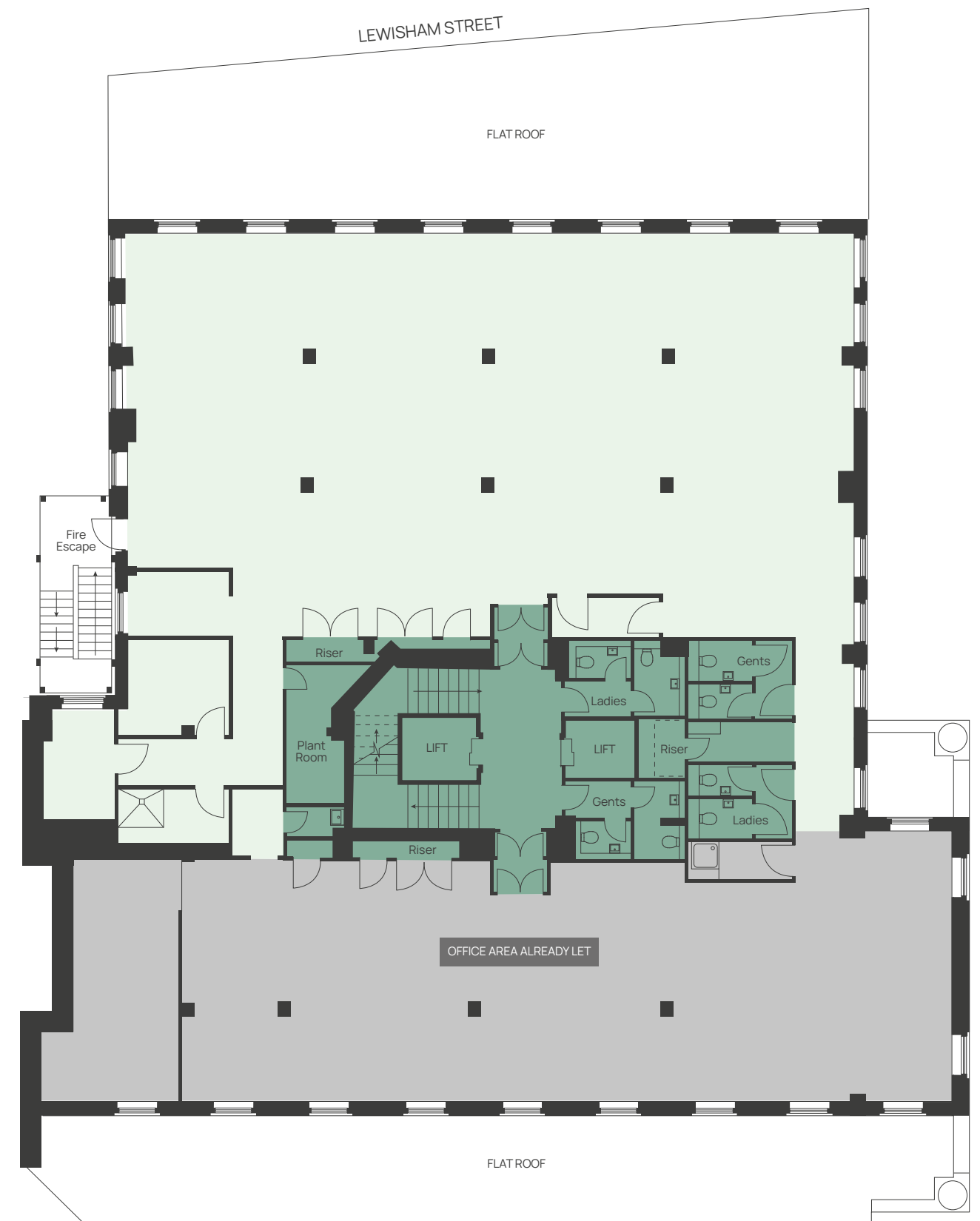
Demised shower facilities



Fully fitted specification



Private and discrete location

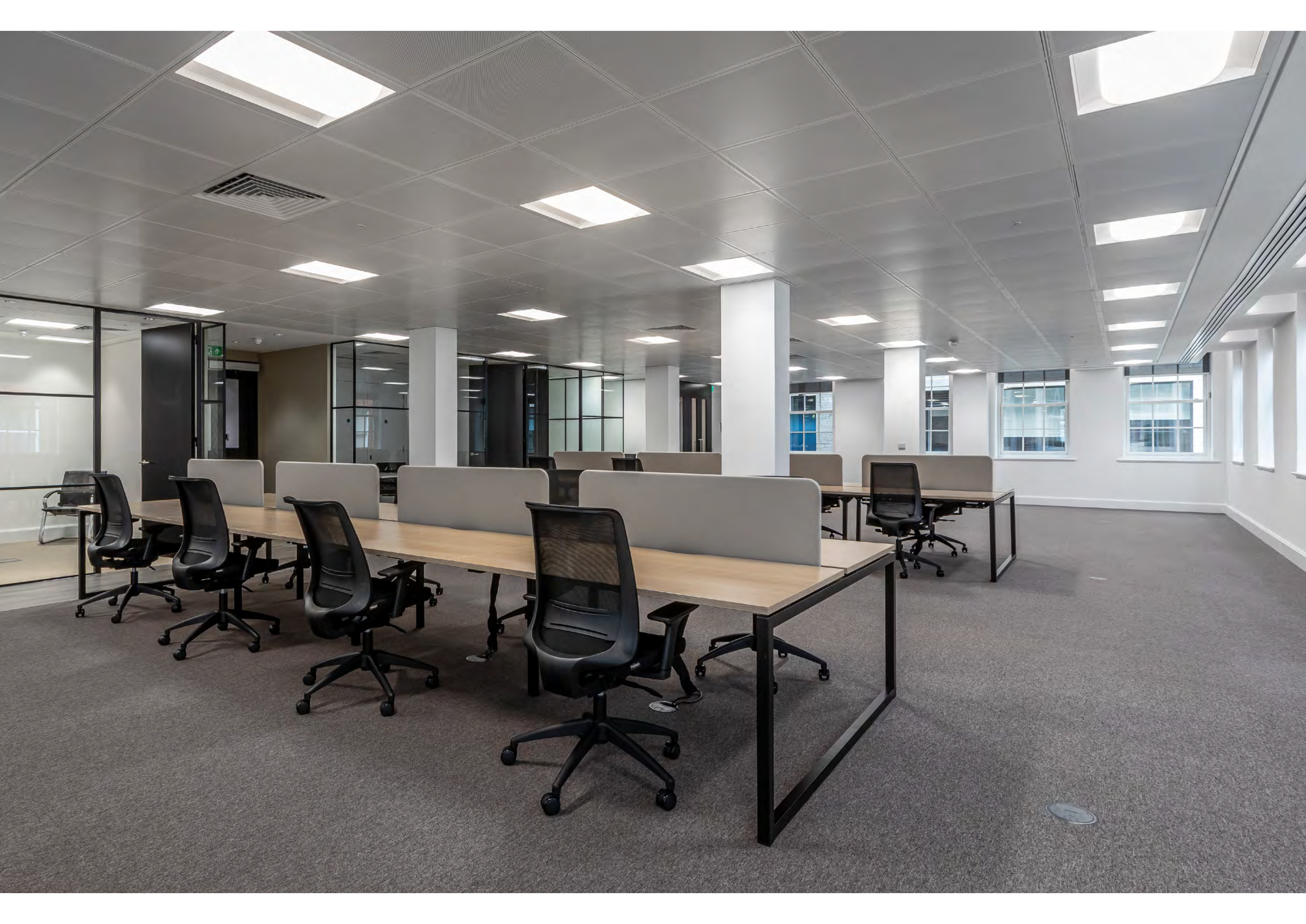


Office Core Let













All inquiries to be made through the sole agents:

Harry Cormack

020 7747 0144

07815 463 822

harry.cormack@levyrealestate.co.uk

Megan Carr

020 7747 0143

07896 899 798

megan.carr@levyrealestate.co.uk

www.levyrealestate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. April 2023.