Four Millbank, SW1

8,400 sq ft Lower Ground Gym

A Unique Fitness Opportunity in the Heart of Westminster





FOUR MILLBANK


Indicative imagery only

WORKSPACE ABOVE, WORKOUT BELOW.

A LANDMARK OFFICE ADDRESS WITH
A GYM SPACE BUILT TO MATCH.

Positioned beneath one of Westminster's landmark office buildings, Four Millbank presents a rare opportunity to create a flagship fitness destination within an established and growing office campus.

Occupying approximately 8,400 sq ft on a single floor, the space offers exceptional flexibility for a premium gym, health club or fitness operator looking to establish a presence in one of London's most prestigious business locations.

Already home to an impressive mix of corporate occupiers, Four Millbank is set to become part of an even larger workplace destination, creating a significant ready made membership base and a unique opportunity to serve a thriving professional community.

A READY-MADE CUSTOMER BASE

The subject unit sits within Four Millbank, a 130,000 sq ft office building occupied by leading broadcasting businesses including BBC, Sky and ITV Global Media, with Burberry's headquarters located nearby on Horseferry Road.

Immediately adjacent, The Smith Redevelopment, set to PC in 2027, will deliver a further 130,000 sq ft of carbon neutral office accommodation, creating a combined campus of around 260,000 sq ft under the same ownership.

Once complete, the campus is expected to support approximately 2,600 office workers, providing an exceptional opportunity for a fitness operator to become an integral part of the workplace experience.

Beyond the workplace, the surrounding Millbank, Pimlico and Westminster neighbourhoods provide an affluent residential catchment, creating a compelling opportunity for a fitness operator to serve a diverse membership base.



The Smith

Victoria Tower Gardens



Dartmouth Street





Chez Antoinette Brasserie

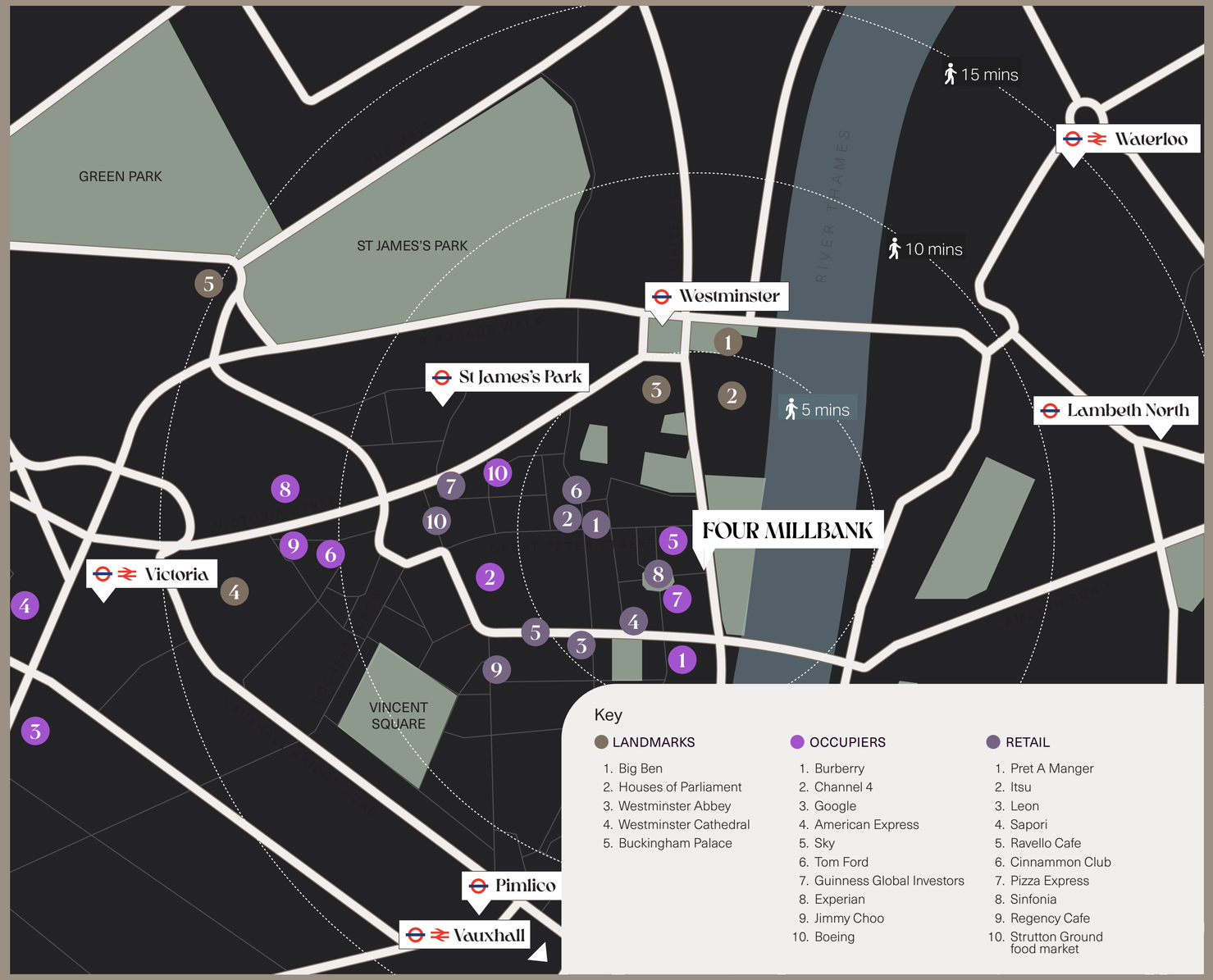


Great Peter Street residences



The Tate Britain

IN AN AFFLUENT LOCATION



ACCESS ALL AREAS

Located at the heart of Westminster, Four Millbank offers access to a varied and affluent catchment of professionals, residents and major employers. Benefitting from excellent connectivity, including direct access to the Cycle Superhighway, the location presents a compelling opportunity for a gym / wellness occupier to serve an undersupplied catchment.

WESTMINSTER UNDERGROUND
7
minutes

PIMLICO UNDERGROUND
15
minutes

VICTORIA STATION
19
minutes

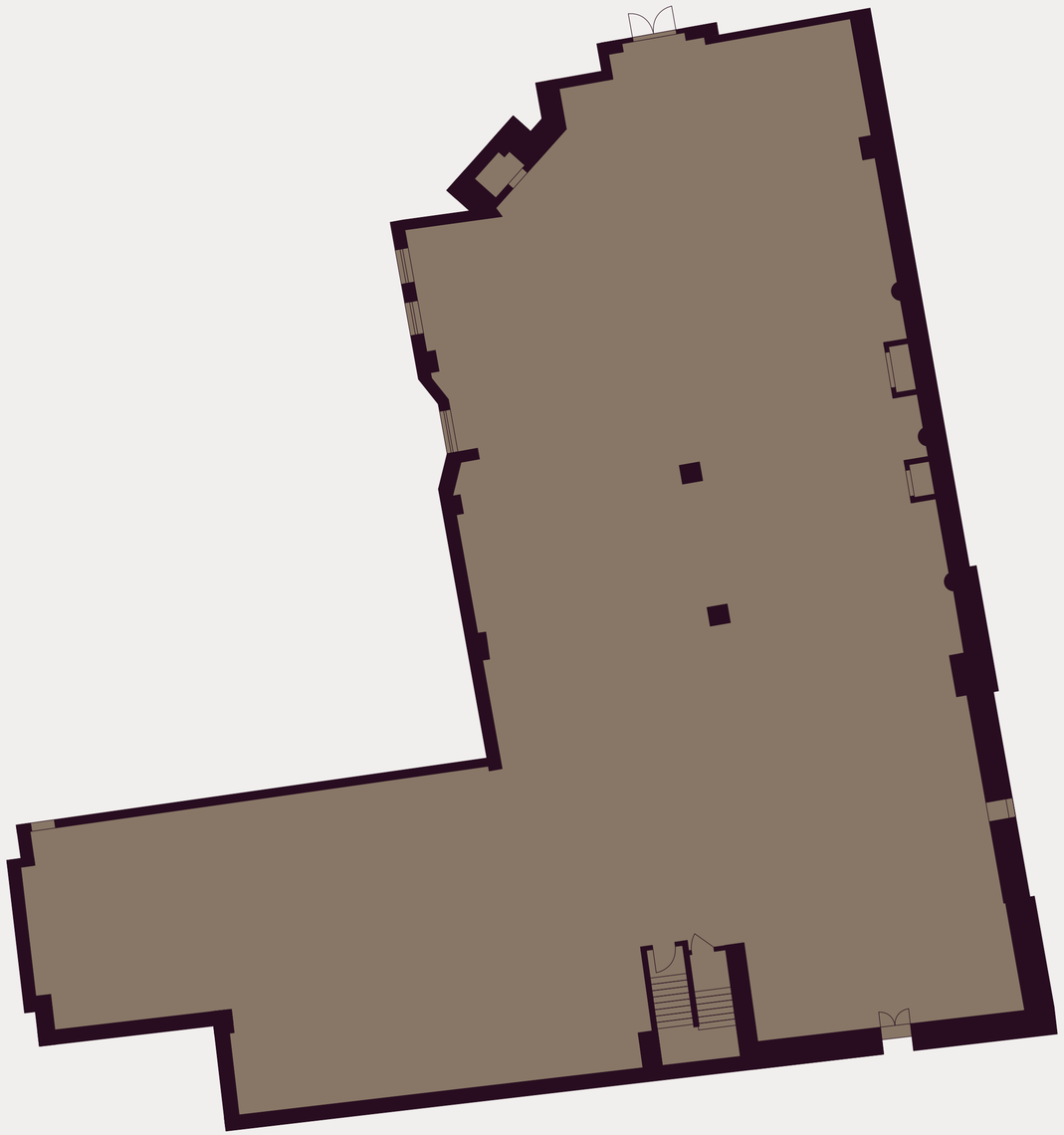
RESIDENTS IN WESTMINSTER
212.3K

OF RESIDENTS ARE AGED 16-64
75.6

JOBS ACROSS WESTMINSTER
767K

DESIGNED FOR POSSIBILITY

The space can be delivered in shell & core condition, allowing operators complete flexibility to create a bespoke fitness environment tailored to their brand and members.



Accommodation	Lower Ground Floor
Area	8,400 sq ft
Power	3 Phase 100 Amp
Ceiling Heights	2.46m - 2.75m
Signage	Various opportunities available
Rateable Value	£105,000
Service Charge	Available on request

GET IN TOUCH

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