

17-19 Rochester Row

Victoria, London, SW1P 1LA

- Office space to let
- Self-contained
- Prominent corner position
- 5,243 - 46,476 sq. ft
(487.09 - 4,317.8 sq. m) approx



LOCATION

17-19 Rochester Row is situated in the heart of Westminster and benefits from Victoria and St James's Park stations; providing access to the Victoria, Circle, District tube lines, as well as National Rail services.

Victoria Street is nearby, as is Nova and Cardinal Place, both of which provide a wide range of amenities that include coffee shops, eateries, retail and theatre.

DESCRIPTION

The building benefits from a prominent corner position and is situated close to the junction with Greycoat Place. The floor plates of this self-contained office building are largely open plan, benefiting from good natural light and boasting 44 meeting rooms in situ. Each floor benefits from a kitchen or tea point as well as male and female WCs.

The building has 6 car parking spaces and bike storage. There are also showers on the ground and first floors.



TO LET | SELF-CONTAINED OFFICE SPACE

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AMENITIES

- 44 meeting rooms
- 4 pipe fan coil A/C
- Reception
- 2 passenger lifts
- 4 comms rooms
- Male and female WCs
- Disabled WCs
- Kitchen
- Tea points
- Showers
- Bike racks
- Post room
- 6 car parking spaces

LEASE TERM

New sublease(s) to expire September 2022 (set outside sections 24-28 of the Landlord and Tenant Act 1954 part II).

Assignment of existing lease to expire September 2022.

By way of a new lease direct with the Landlord.

PASSING RENT

£48.86 per sq. ft PAX

BUSINESS RATES

C.£20.72 per sq. ft

SERVICE CHARGE N/A

ENERGY PERFORMANCE CERTIFICATE

TBC

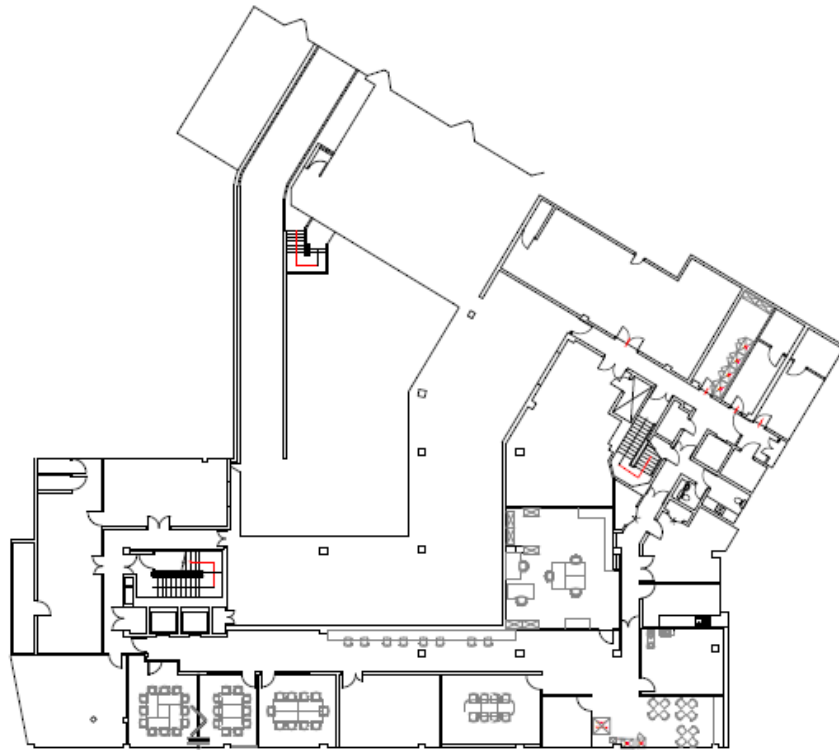
ACCOMMODATION

The premises extends to the following approximate floor areas:

17-19 Rochester Row	Size (sq. ft)	Size (sq. m)
Basement	5,243	487.09
Ground floor	8,388	779.3
First floor	9,573	889.4
Second floor	9,689	900.1
Third floor	8,160	758.1
Fourth floor	5,423	503.8
Total	46,476	4317.79



FLOOR PLANS



Basement



Ground floor

FLOOR PLANS

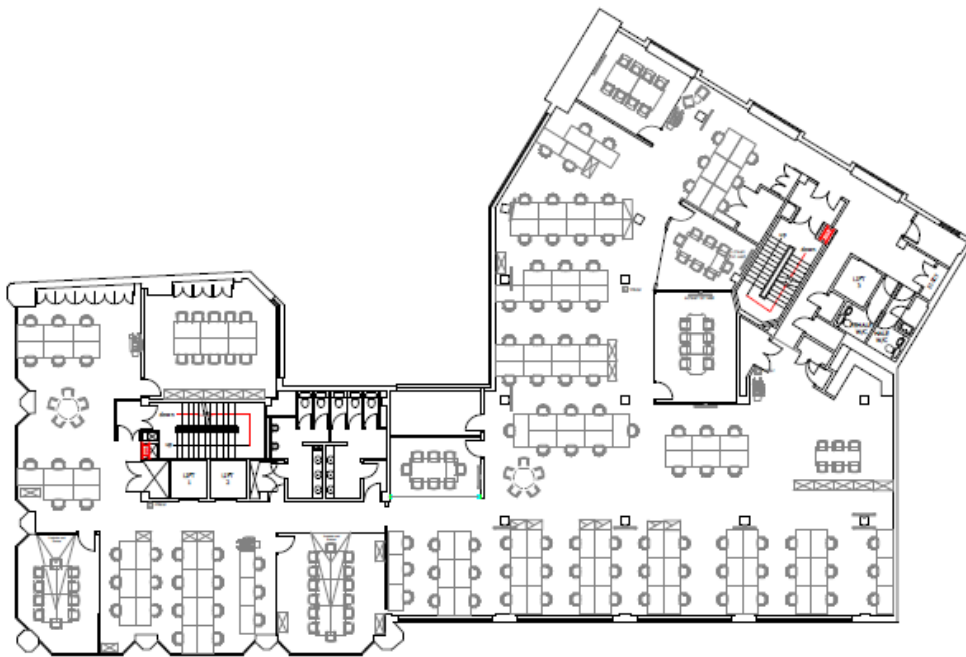


First floor

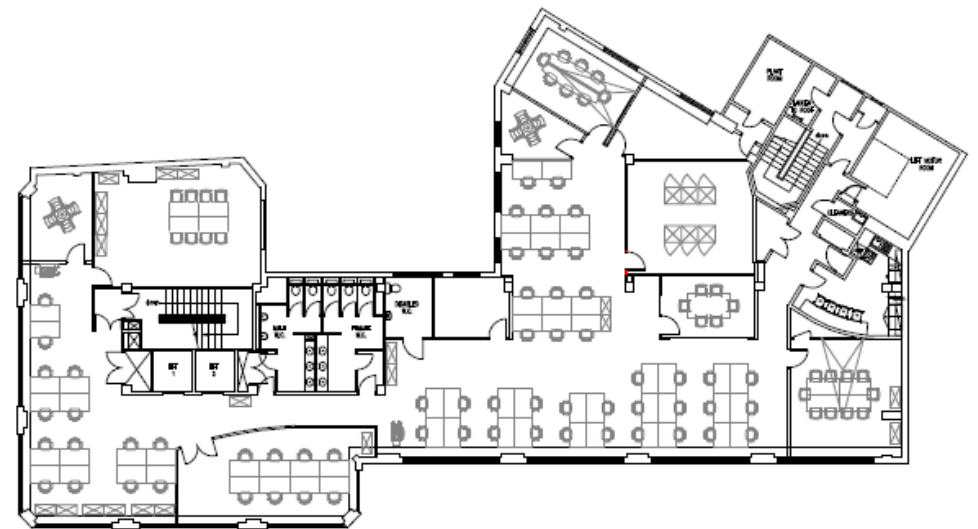


Second floor

FLOOR PLANS



Third floor



Fourth floor

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VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

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1. This information is intended as a general outline, and if for guidance only. It does not constitute an offer or contract, or part of an offer or contract.
2. All information and descriptions (in text, plans, in photographs or other) are given in good faith and are believed to be correct. They should not be relied upon as statements of representation or fact.
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