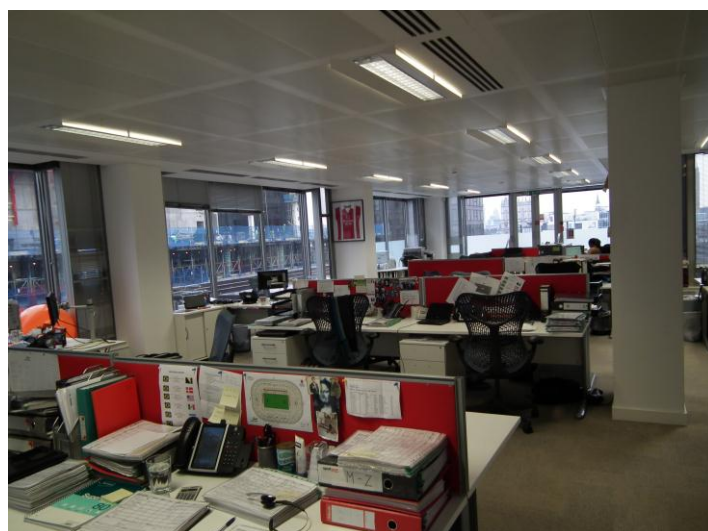


**QUALITY AIR-CONDITIONED  
OFFICE FLOOR TO LET**

**SOUTHSIDE  
105 VICTORIA STREET  
LONDON  
SW1**



**7,624 SQ FT (708.28 SQ M)**

**LOCATION**

The building is located on the south side of Victoria Street close to its junction with Artillery Row. The property is within a short walk to St James's Park Underground (District and Circle Lines), Westminster Underground (District, Circle and Jubilee Lines) and Victoria Mainline, Underground (District, Circle and Victoria Lines) and Bus Stations. There are an abundance of shops, bars and restaurants along Victoria Street and in the Cardinal Place development providing excellent amenities for staff.

**020 7222 5511**

**[www.tuckerman.co.uk](http://www.tuckerman.co.uk)**

35 Old Queen Street  
London  
SW1H 9JA

**T 020 7222 5511**  
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**[enquiries@tuckerman.co.uk](mailto:enquiries@tuckerman.co.uk)**

Tuckerman Commercial Limited for themselves and for the vendors or lessors of this property, whose agents Tuckerman Commercial Limited are, give notice, that: 1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property, but neither Tuckerman Commercial Limited nor the vendors or lessors accept responsibility for any error they may contain, however caused. Any intending lessee or purchaser must satisfy themselves by inspecting or otherwise as to their correctness. 3. Neither Tuckerman Commercial Limited nor any of their employees has any authority, to make or give any further representation or warranty whatever in relation to this property. 4. All terms quoted are exclusive of Value Added Tax. 5. All floor areas are approximate.



**DESCRIPTION**

The available accommodation comprises the entire 8<sup>th</sup> floors of this landmark building. The floors are recently refurbished to provide a mixture of office, meeting room and open plan areas.



**ACCOMMODATION**

The floors are arranged as follows : -

<u>Floor</u>	<u>Description</u>	<u>Sq Ft</u>	<u>Sq M</u>
8 <sup>th</sup>	Office	7,624	708.27
<b>Total</b>		<b>7,624</b>	<b>708.27</b>

**AMENITIES**

- \* **AIR CONDITIONING**
- \* **FULLY ACCESSIBLE RAISED FLOORS**
- \* **LG3 COMPLIANT LIGHTING**
- \* **METAL TILED SUSPENDED CEILINGS**
- \* **KITCHENETTE**
- \* **4 HIGH SPEED AUTOMATIC PASSENGER LIFTS**
- \* **CONTEMPORARY RECEPTION AREA**
- \* **DISABLED WC'S**
- \* **STANDBY GENERATION**

**TERMS**

Upon Application

**LEGAL COSTS**

Each party to bear their own legal costs incurred in this transaction.

**VIEWINGS**

By appointment with joint agents **TUCKERMAN**

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