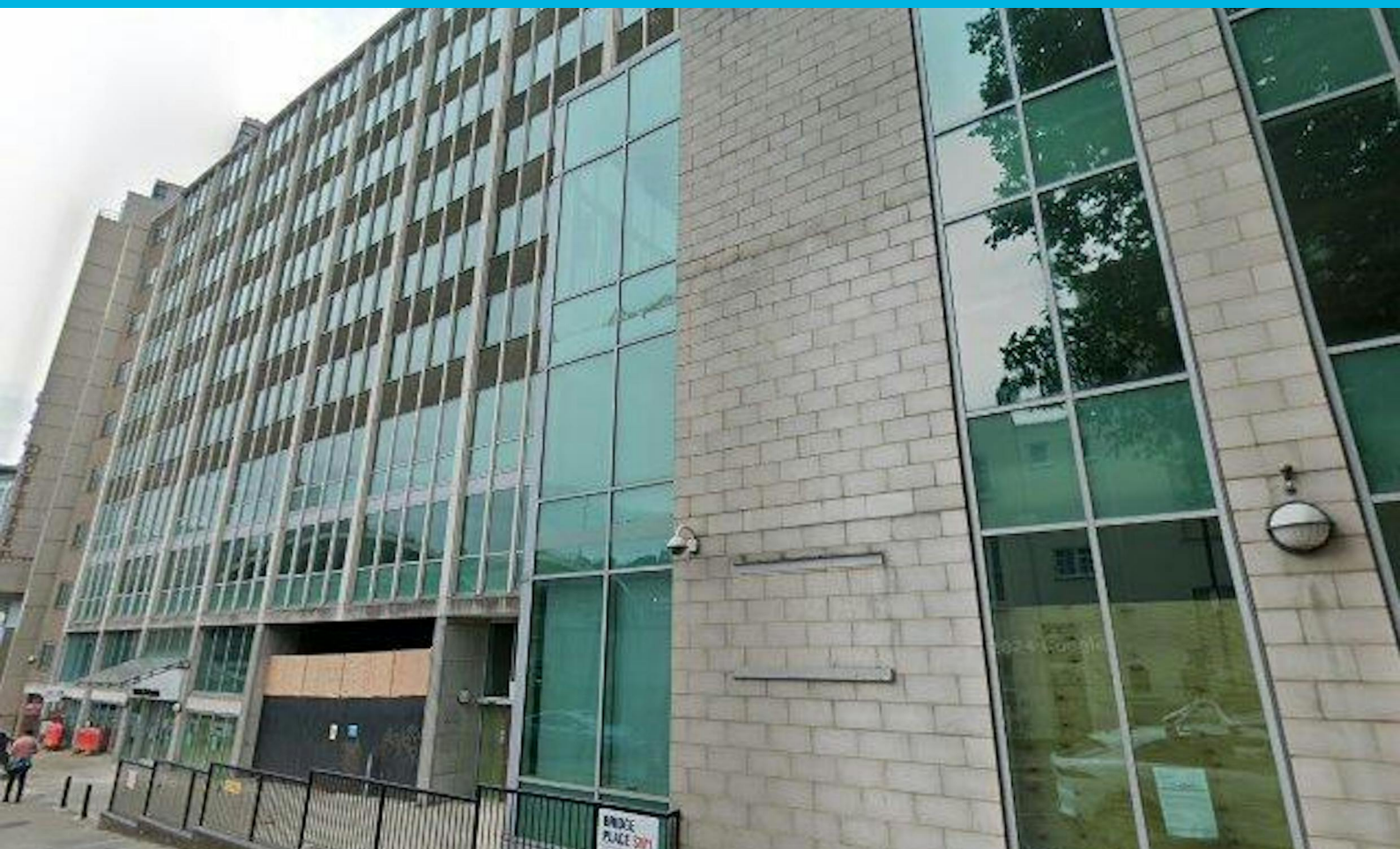


# GLOBE HOUSE, GLOBE HOUSE

## 89 ECCLESTON SQUARE LONDON SW1V 1PN



HQ or floor by floor opportunity in a locally prominent building adjacent to Victoria Station

**OFFICE**

**TO LET**

**1,927 TO 68,686 SQ FT**

**(179.02 TO 6,381.14 SQ M)**

- Self-contained HQ opportunity
- Office Accommodation
- Former UK Passport Office
- Undergoing a comprehensive refurbishment
- Excellent location adjacent to a London terminal
- Educational/Medical users

## OVERVIEW

Available Size	1,927 to 68,686 sq ft
EPC Rating	Upon enquiry

## DESCRIPTION

Globe House comprises a locally prominent, self-contained office building on Eccleston Square in Victoria.

The property was constructed in the 1970s, and was notably occupied by HM Passport Office until 2022. It provides floorplates roughly between 6,000 – 7,500 sq. ft with a total NIA of 68,686 sq. ft across ten storeys. The building is served by a singular core which provides lift access to all storeys.

The property is currently subject to a comprehensive refurbishment that will provide Grade A office accommodation to create an excellent HQ opportunity. Alternatively, the building could be let on a floor-by-floor basis.

All uses within Class E will be considered alongside Educational and Community uses.

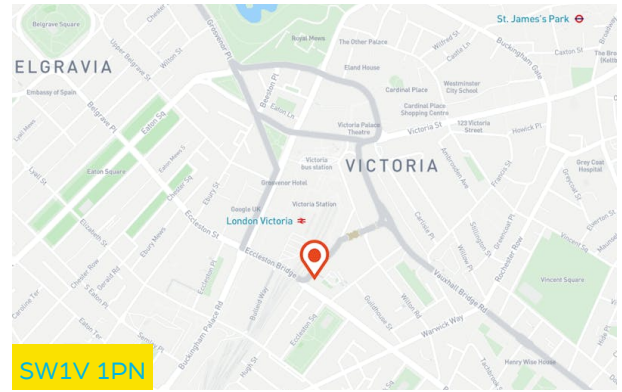
## LOCATION

Globe House is located at the corner of Eccleston Square and Bridge Place, adjacent to Victoria Railway Station within the City of Westminster. In light of it's Victoria location, the property benefits from some of the best connectivity in London. Victoria Railway Station provides National Rail services, as well as Circle, District and Victoria Underground services. Victoria Coach Station is also accessible within a 5-minute walk.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Basement	4,054	376.63	Available
Ground	6,048	561.88	Available
Mezzanine	1,927	179.02	Available
1st	7,182	667.23	Available
2nd	7,402	687.67	Available
3rd	6,991	649.49	Available
4th	7,005	650.79	Available
5th	7,015	651.71	Available
6th	7,012	651.44	Available
7th	7,022	652.37	Available
8th	7,028	652.92	Available
Total	68,686	6,381.15	



## VIEWING & FURTHER INFORMATION

### LUCIE SERGEANT

07920 417 991

lucie.sergeant@montagu-evans.co.uk

### TRACY COLLINS

07831 420 528

tracy.collins@montagu-evans.co.uk

### JACK WINTERTON

07785 427 935

jack.winterton@montagu-evans.co.uk



Find more properties @ [montagu-evans.co.uk](https://www.montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever 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. (iii) Neither Montagu Evans LLP nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (iv) Unless otherwise stated, all prices and rents are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. (v) All the plans and maps provided within the particulars are for identification purposes only. Generated on 04/02/2025