

TWO  
BESSBOROUGH  
STREET



# Because flexibility is everything

For future-proof and flexible workspace, a new office at Two Bessborough Street is the place to be.

An adaptable workspace is essential not just for your current needs, but also to give you flexibility for the future. With this in mind, Two Bessborough Street has been designed with interiors and furniture that allows you to work more flexibly and maximise your team's potential. Add into the mix a central London location, right above Pimlico tube station and Two Bessborough Street provides you with the ideal workspace.

Each furniture element has been carefully considered for not only its practicality but also its environmental sustainability. The end result is a refreshing, unique and liberating scheme housed in the heart of Pimlico.



Total building area

36,553 SQ FT

Typical floor size

5,300 SQ FT

Number of floors

8

On-site meeting rooms

6



## Fully fitted floors ready when you are

With the fit-out, furniture, meeting rooms and everyday services taken care of by The Crown Estate, you're free to focus on your business.

We've spent a lot of time focusing on the finer details to make Two Bessborough Street as flexible as possible in terms of the floor space and furniture, while the fresh interiors offer the opportunity to put your individual stamp on the space. For a completely hassle-free experience and peace of mind, customers can enjoy a range of all-inclusive services, such as meeting room spaces, cleaning and utilities, fibre internet and the high-quality building management you'd expect in a property from The Crown Estate.



CGI for illustrative purposes only



LOCATION

# Community spirit

An office in the heart of Pimlico combines the perks of being a short journey to Victoria and the West End, with an urban village atmosphere, green spaces and the riverside all on your doorstep.



Brewhouse, 5 min walk

Khallouk & Taylor Deli, 3 min walk



Tate Britain, 7 min walk



Thames Path, 14 min walk



The streets surrounding the building are alive with local pubs, independent boutiques and artisan coffee shops, and the nearby green spaces of St. George's Square and Bessborough Gardens are the perfect spot for lunch or al fresco meetings. Just a short walk away, enjoy Victoria's lively dining scene, Tate Britain for culture and the open spaces of the Thames riverside.



LOCATION



**Restaurants & Eateries**

- 1 Moo Cantina Pub & Kitchen
- 2 Preto Victoria
- 3 Cask Pub & Kitchen
- 4 Sri Suwoon
- 5 Nova Food Quarter
- 6 Lorne
- 7 Artist Residence
- 8 A.Wong
- 9 Tozi
- 10 Cacio & Pepe
- 11 Pimlico Fresh
- 12 The Queens Arms

**Cafés & Bakeries**

- 1 Little Bread Pedlar
- 2 Gail's Bakery Pimlico
- 3 Regency Cafe
- 4 Grumbles
- 5 The Roasting
- 6 Morena, Eccleston Yards
- 7 The Rochester Cafe
- 7 Khallouk and Taylor
- 8 Brewhouse

**Retail**

- 1 Modes & More
- 2 Cardinal Place
- 3 Dovers Flowers
- 4 Wine Rack
- 5 Victoria Place
- 6 Belgravia Books
- 7 Flowers By Van Twisk

**Art & Culture**

- 1 Cave
- 2 Tate Britain
- 3 The Royal Mews, Buckingham Palace
- 4 Eccleston Yards
- 5 Apollo Victoria Theatre
- 6 Victoria Palace Theatre
- 7 Westminster Cathedral

**Office Amenities**

- 1 St George's Square
- 2 Bessborough Gardens
- 3 Eccleston Yards
- 4 The Thames Path
- 5 Queen Mother Sports Centre

LOCATION

# Access all areas

With the building directly above Pimlico Underground Station and on a Cycle Superhighway, getting into work and around central London is easy. From here you can be in the West End, Victoria and King's Cross within minutes.



All journey times from TfL and Citymapper

### By Tube

- ▶ Vauxhall  
2min
- ▶ Victoria  
3min
- ▶ Green Park  
5min
- ▶ Oxford Circus  
8min
- ▶ Kings Cross  
11min



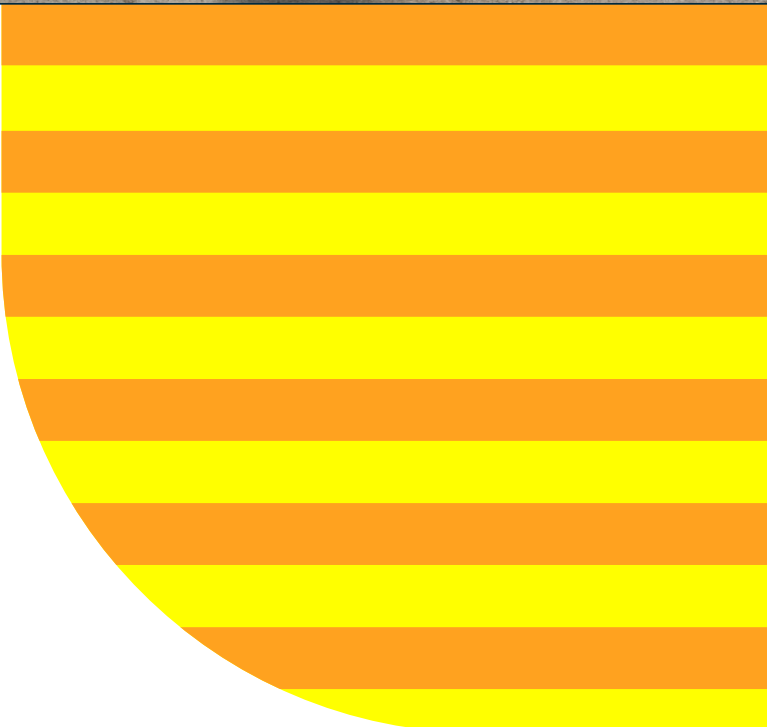
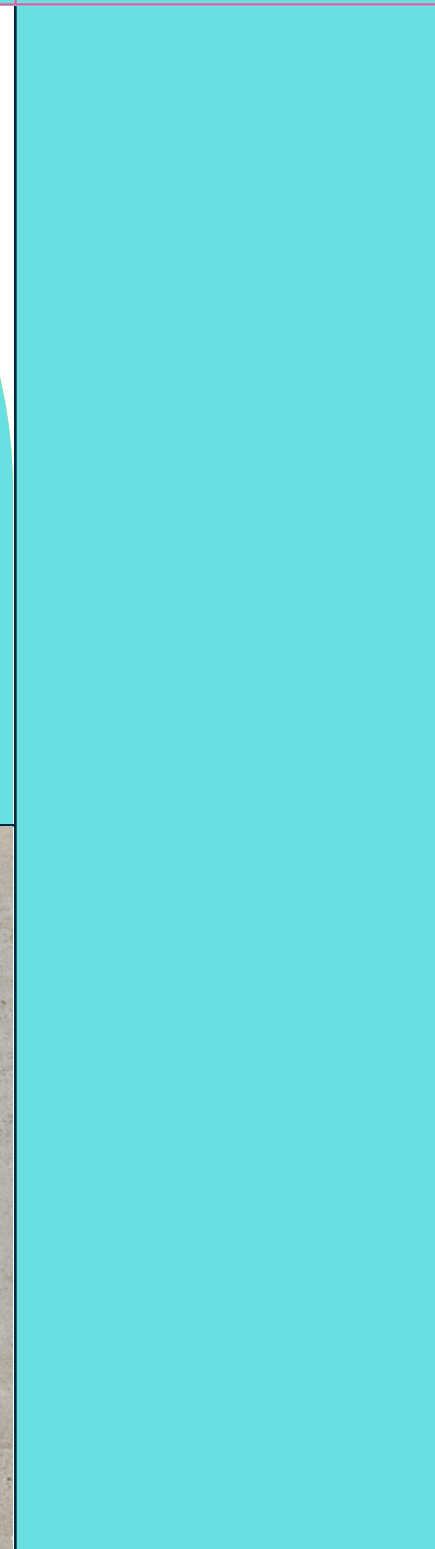
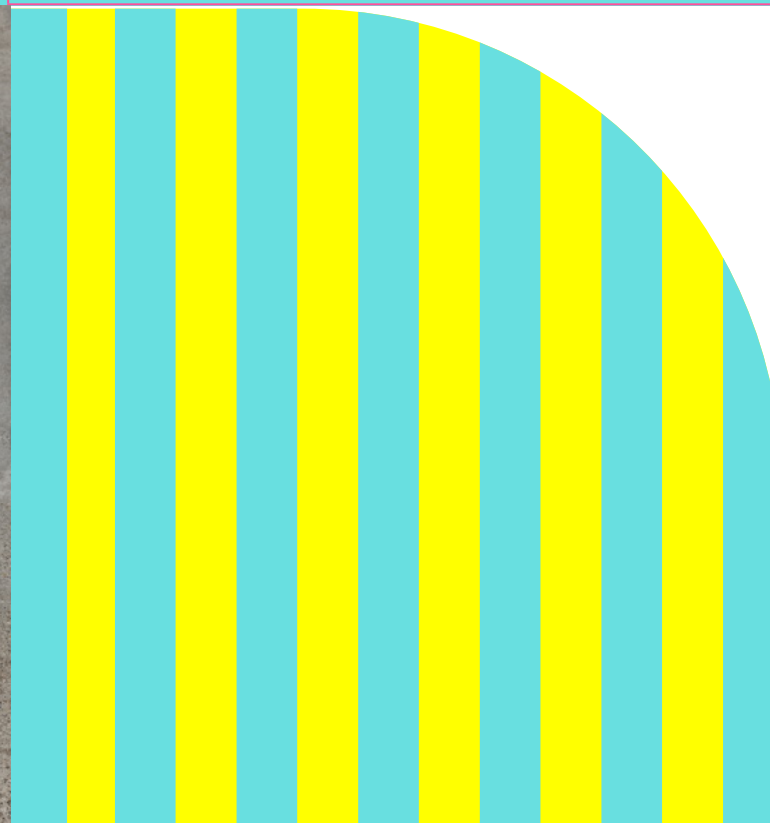
### By Foot

- ▶ Tate Britain  
7min
- ▶ Vauxhall  
12min
- ▶ Thames Path  
14min
- ▶ Victoria  
14min

### By Bike

- ▶ Stockwell  
9min
- ▶ Clapham  
14min
- ▶ Fulham  
22min
- ▶ Wimbledon  
40min





## Detail-driven design

The light, welcoming reception area gives a flavour of what's to come from the rest of the building. The space is designed by Stiff + Trevillion with furniture and the feature lighting for the lift hall provided by south London based studio Mentsen. Stiff + Trevillion are know for creating thoughtful and engaging spaces which feature clean lines, natural materials and fresh pops of colour.

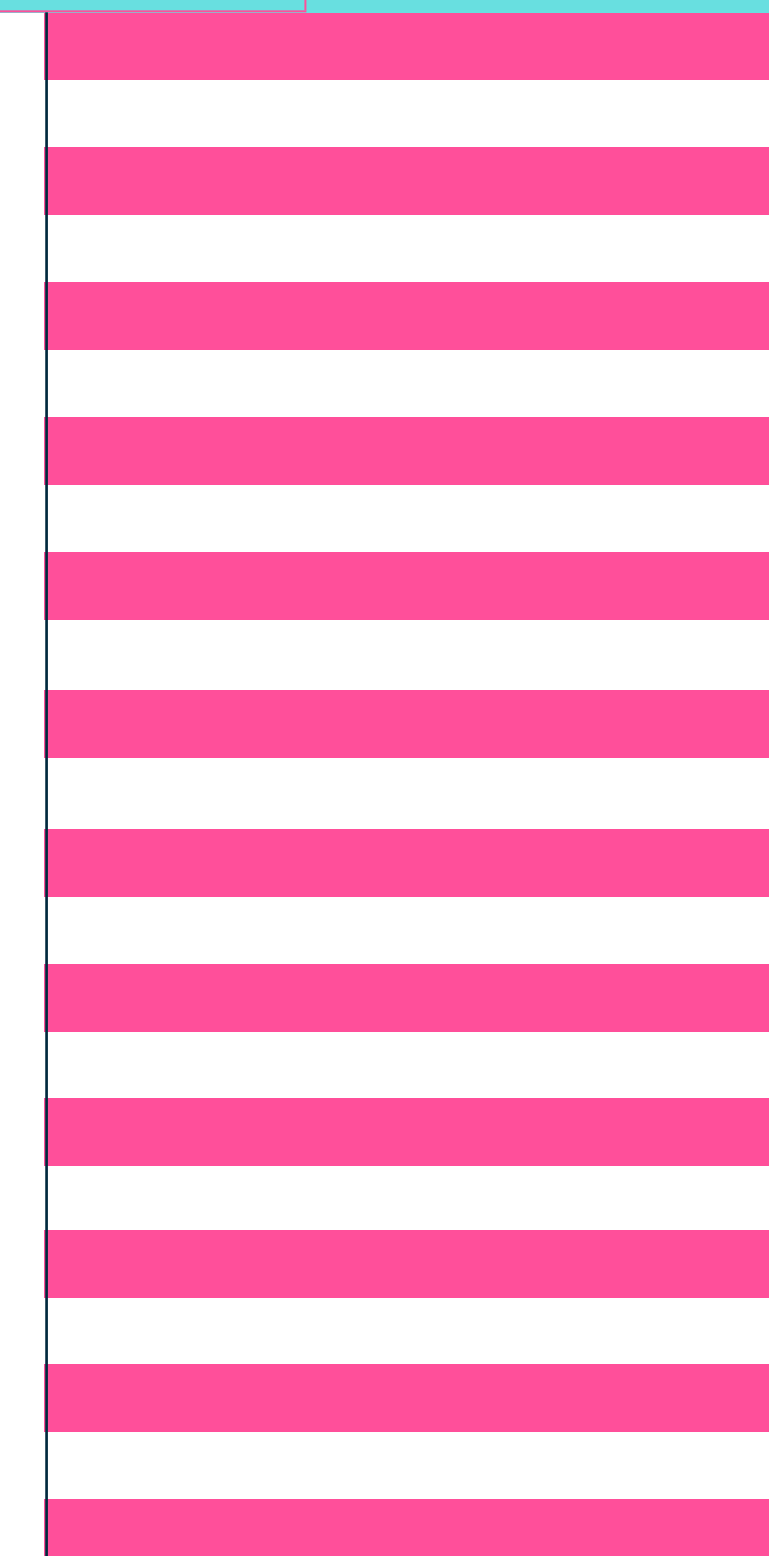


The original, grade 2 listed building designed by William Whitfield is a rather hefty solid construction with an octagonal plan. We took this as a starting point to design a family of lounge furniture with faceted features, and played with the weightiness of solid material surfaces and the visual lightness the tapered thin edges create.

Mentsen

# More space to meet

On the ground floor, six private meeting rooms offer flexible, additional space for getting together with the team or hosting guests. Plus, there's an open-plan lounge with comfortable seating, and a well-equipped mini kitchen.

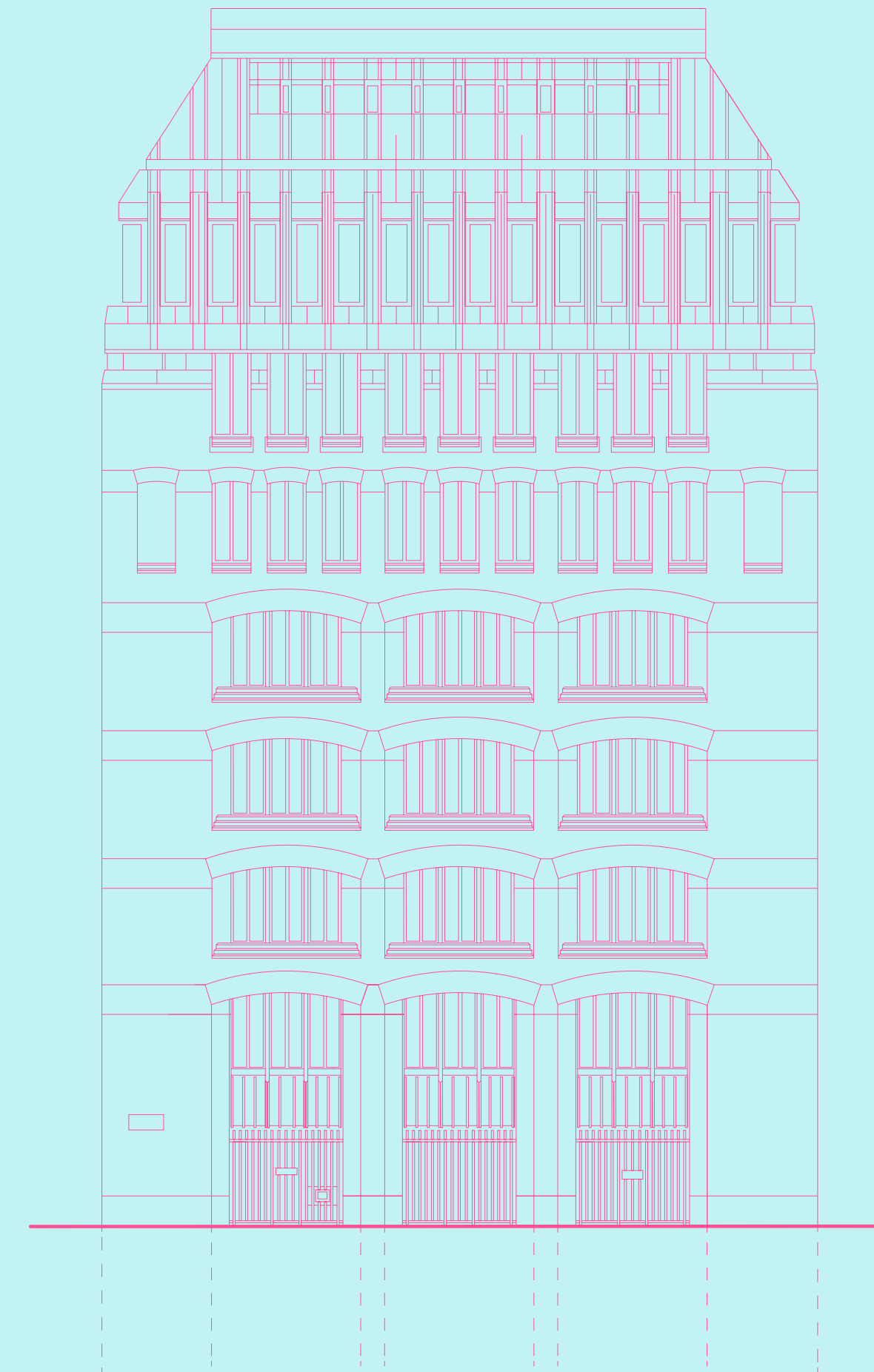


Each of the meeting spaces has a different furniture set-up for a range of needs and meeting types. All benefit from natural light and feature colourful contemporary artwork and lighting, as well as integrated audio-visual equipment for presentations and virtual meetings. With a sofa and coffee table, the open-plan lounge area is an ideal spot for more informal catch-ups.

Room no.	Capacity	Feaures & set-up	Audio / visual
1	10	Boardroom-style table and seating	1 screen
2	8	Boardroom-style table and seating	1 screen
3	6	Boardroom-style table and seating	1 screen
4	6	Video conference table and seating	2 screens
5	6	Circular table and seating, sofa	1 screen
6	6	Flexible table and seating	1 screen

# Schedule of areas

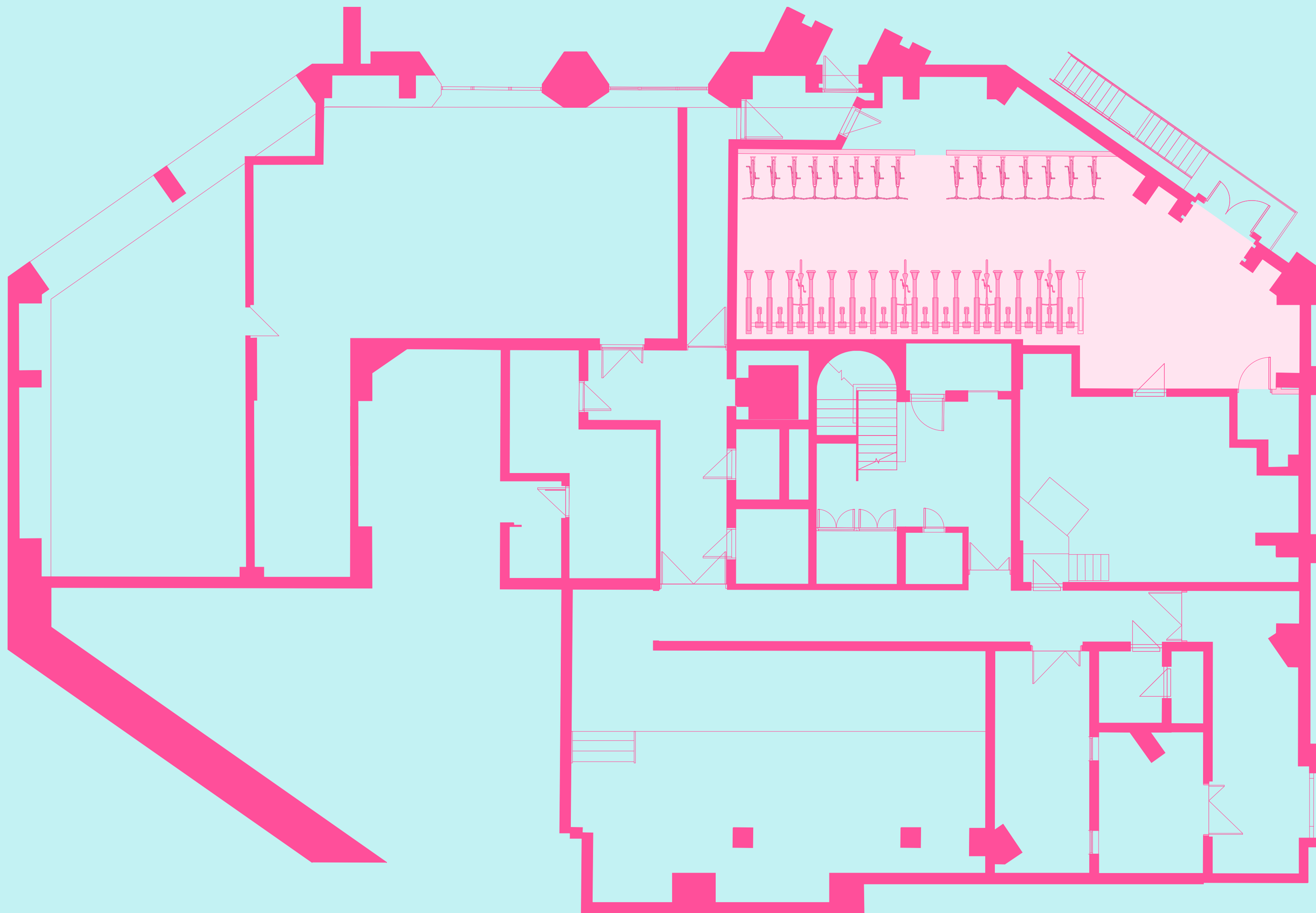
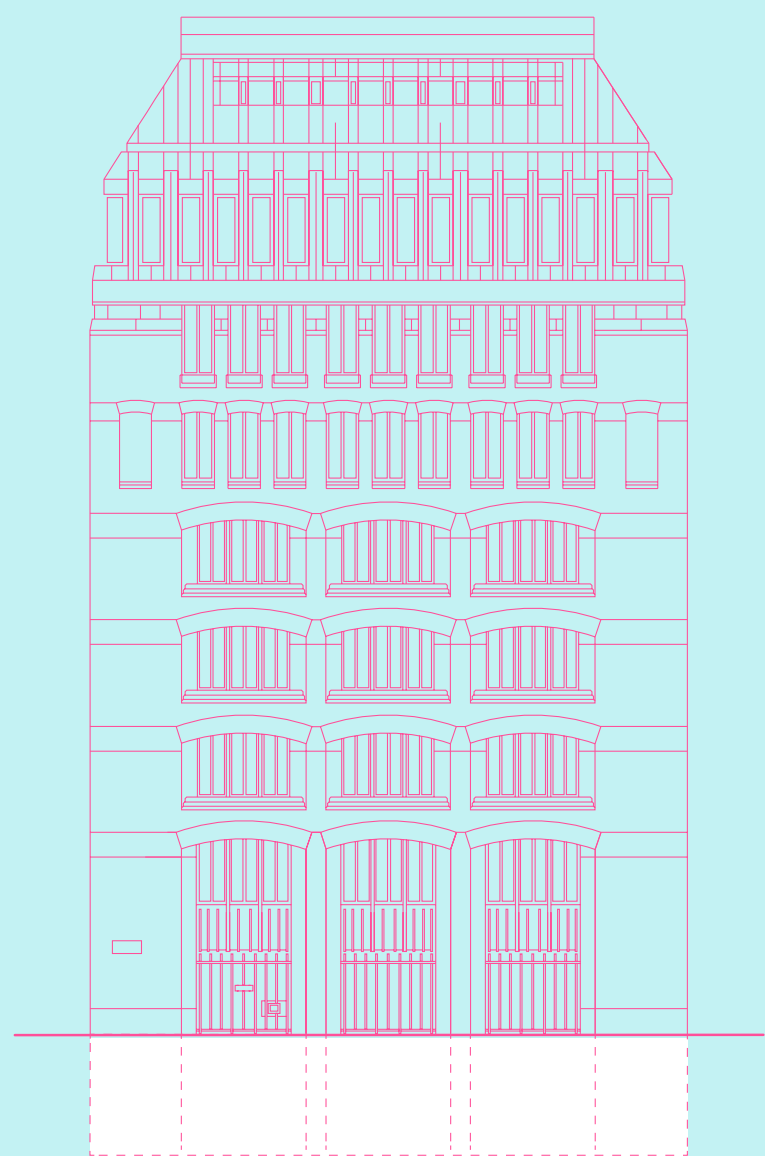
Floor	Sq ft	Sq m	Meeting Rooms
Floor 7	4,779	444	—
Floor 6	5,328	495	—
Floor 5	5,328	495	—
Floor 4	5,328	495	—
Floor 3	5,328	495	—
Floor 2	5,328	495	—
Floor 1	3,692	343	—
Ground Floor	—	—	6
Lower Ground Floor	—	—	—
<b>Total</b>	<b>35,111</b>	<b>3,262</b>	



 Click to view interactive virtual tour of Two Bessborough Street



# Basement



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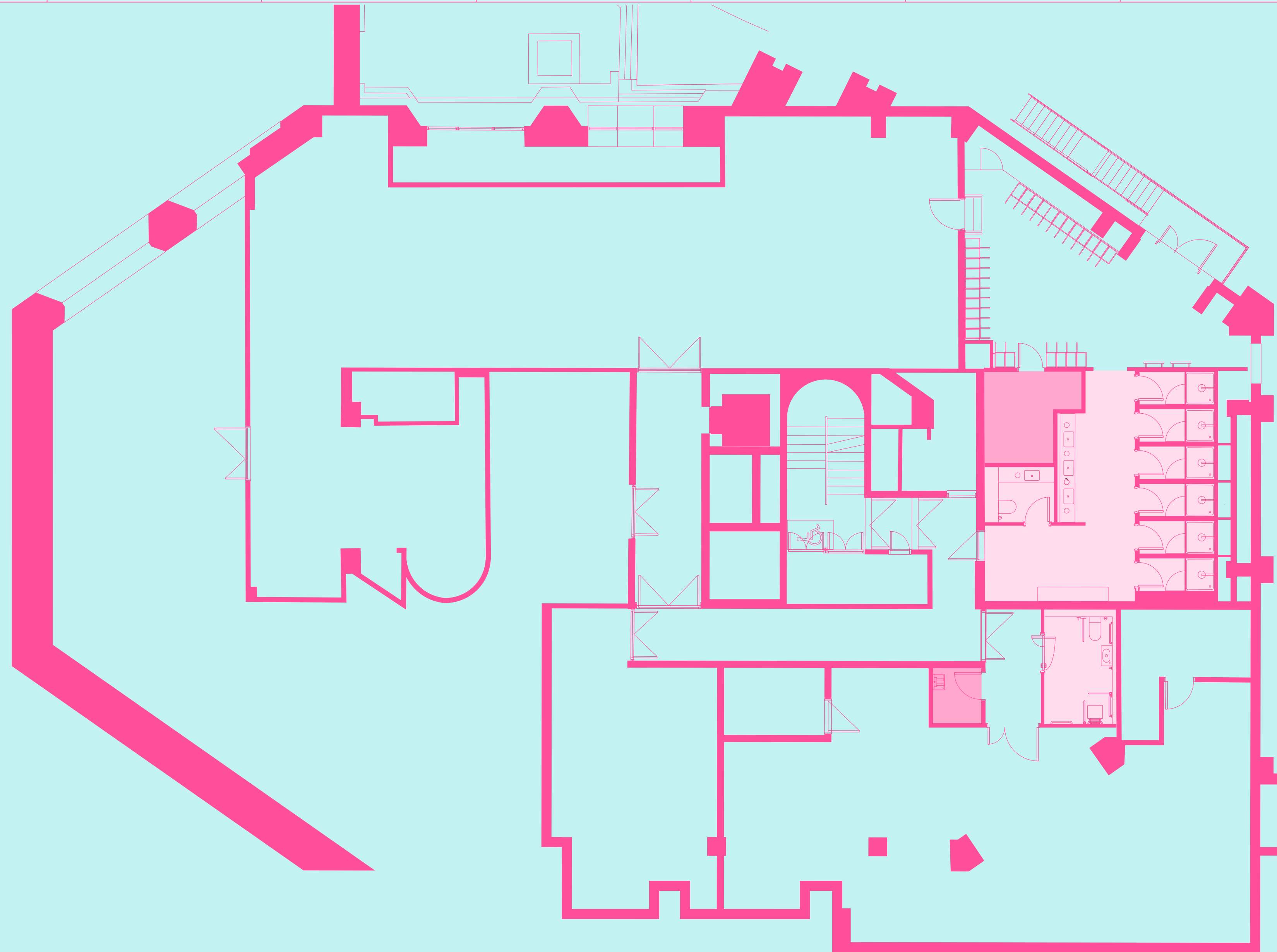
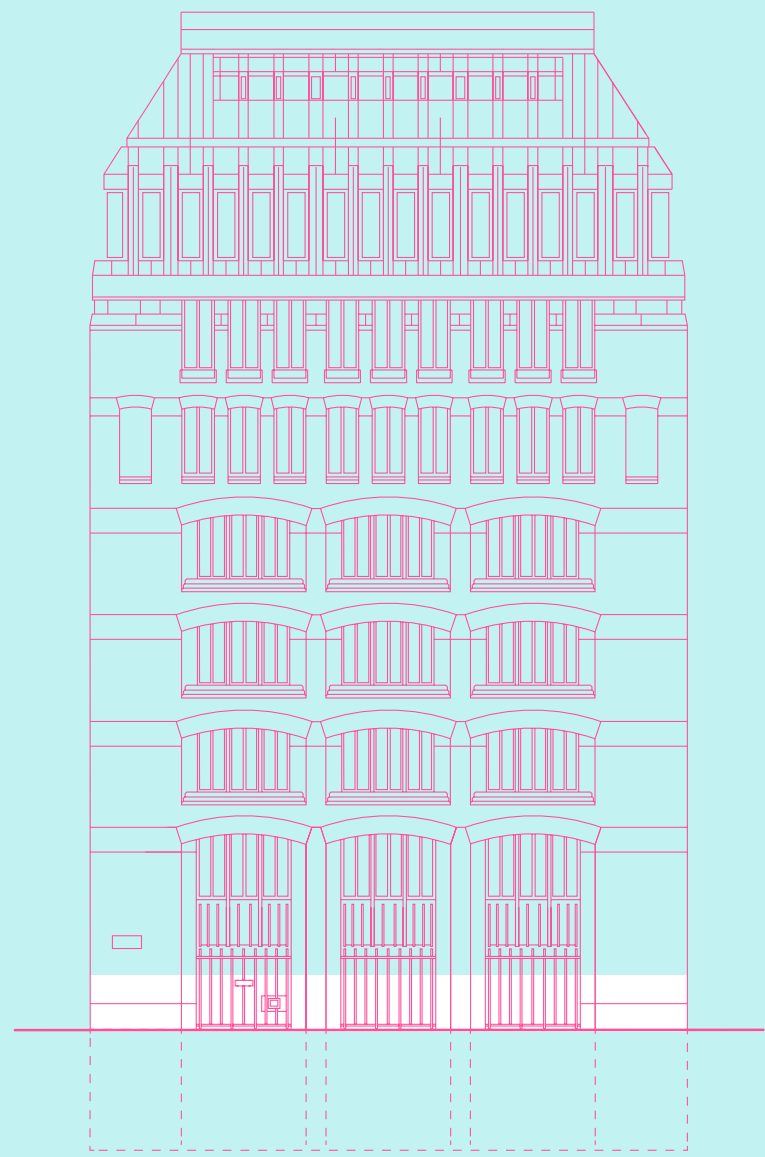


THE BUILDING

LOWER GROUND

TESTFIT

# Lower Ground



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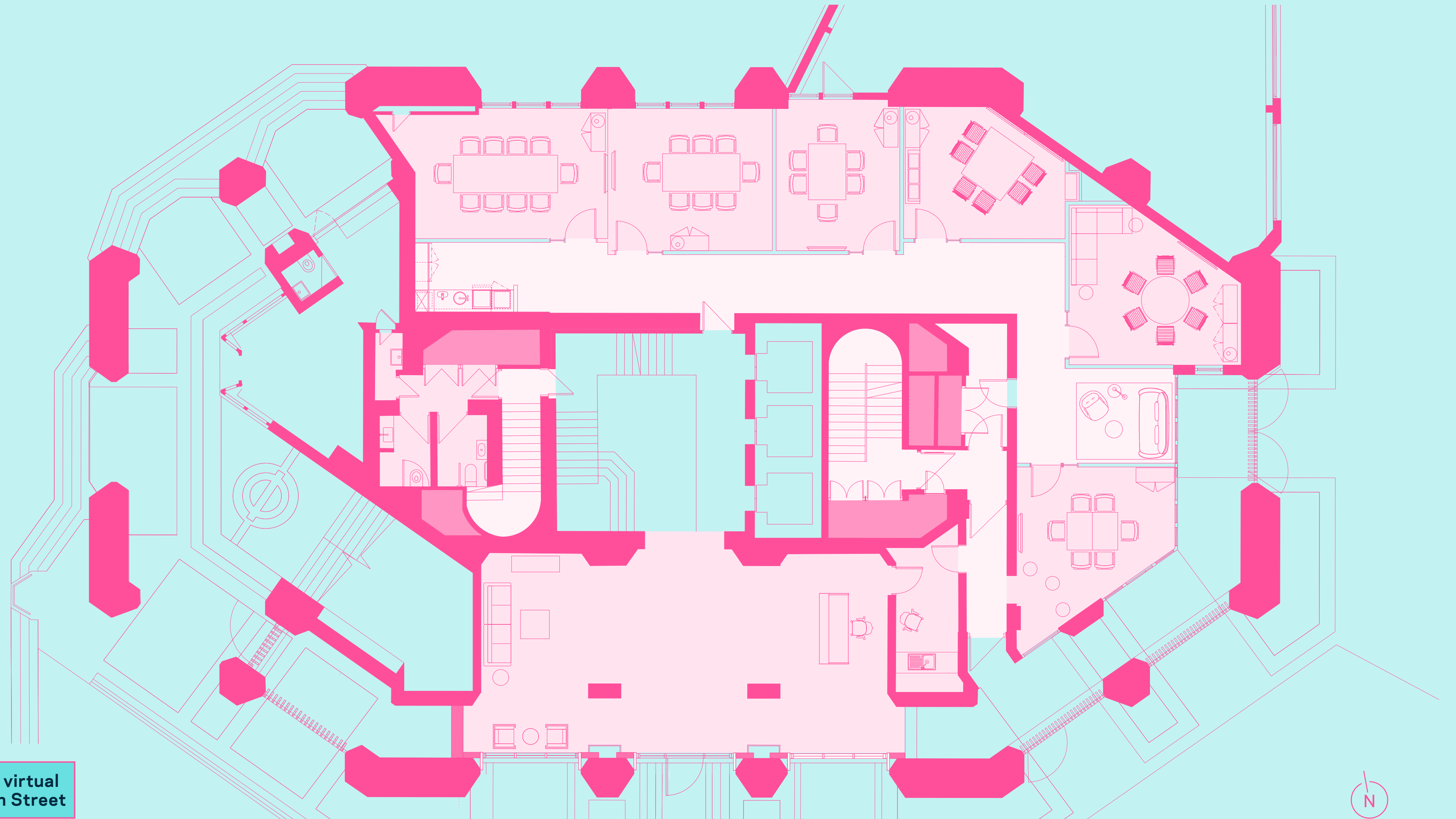
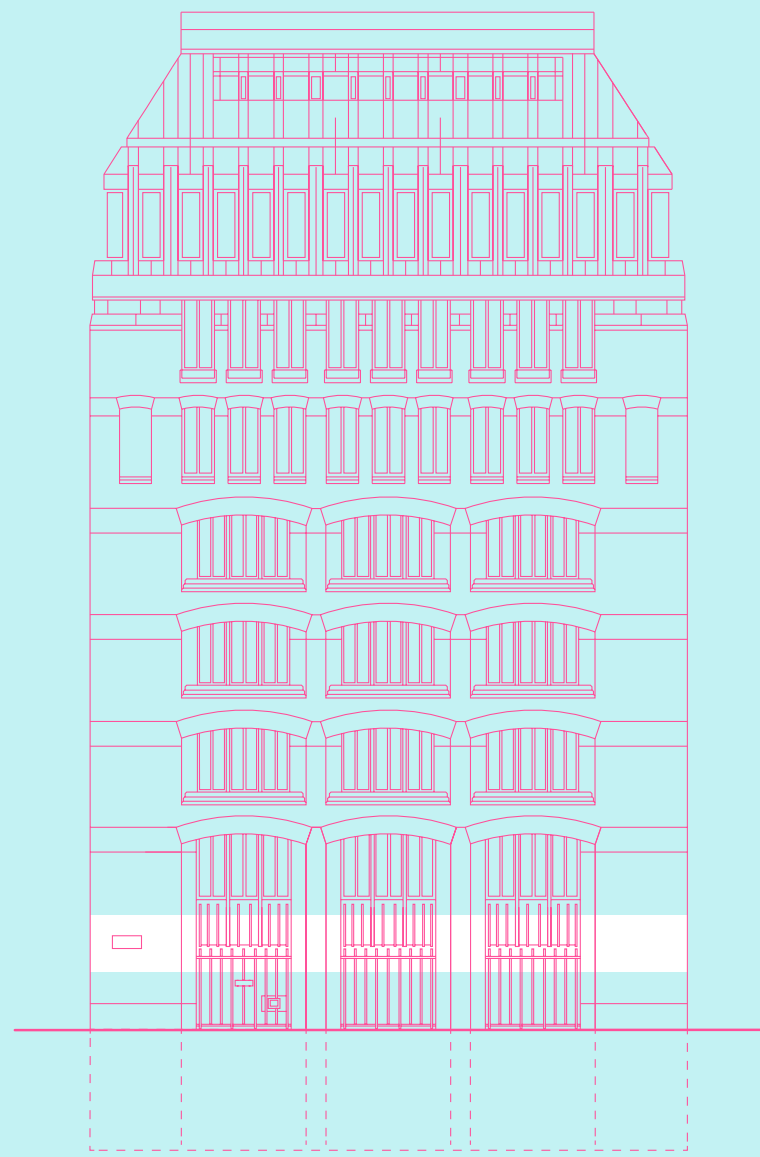
**THE BUILDING**

**GROUND**

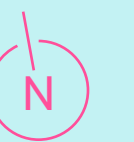
**TESTFIT**

# Ground

1,442 sq ft  
134 sq m

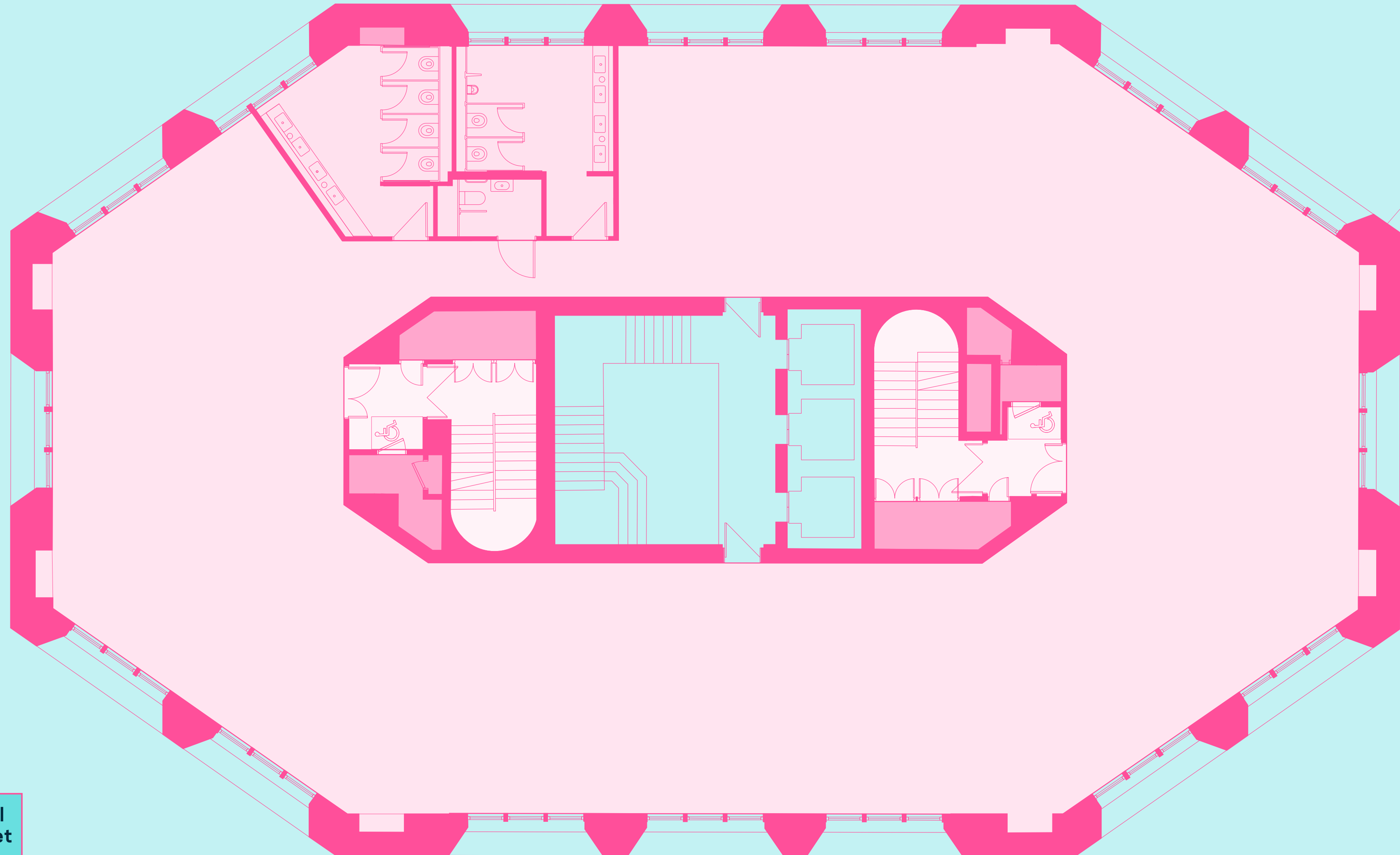
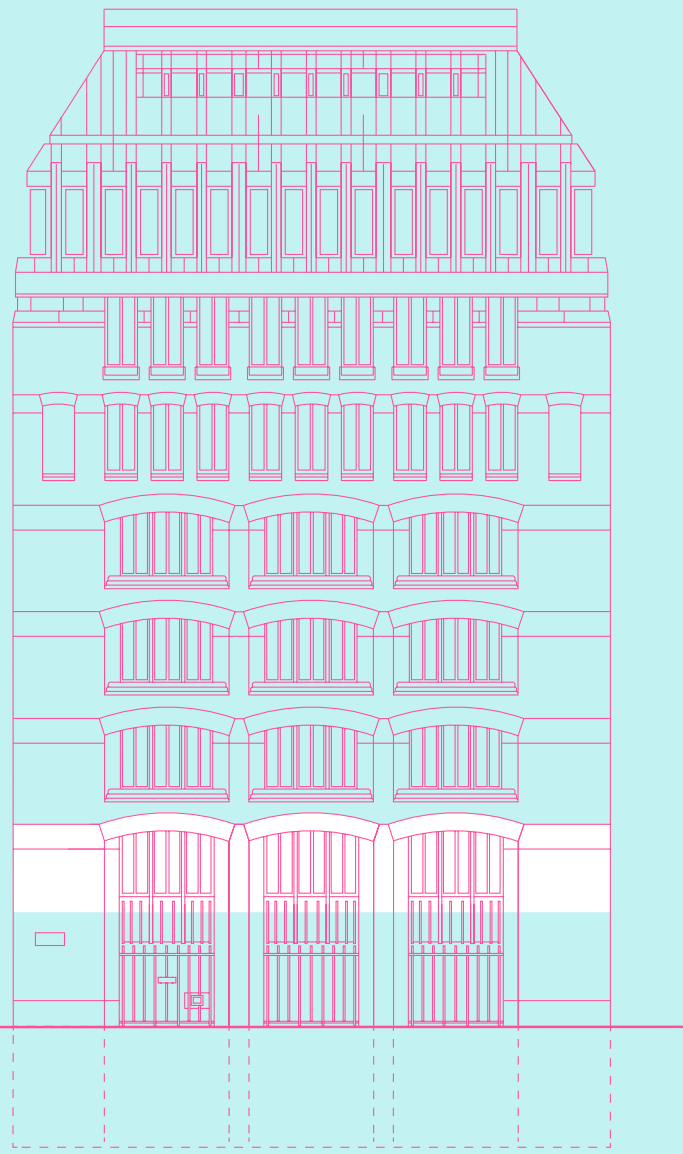


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# 1st floor

3,692 sq ft  
343 sq m

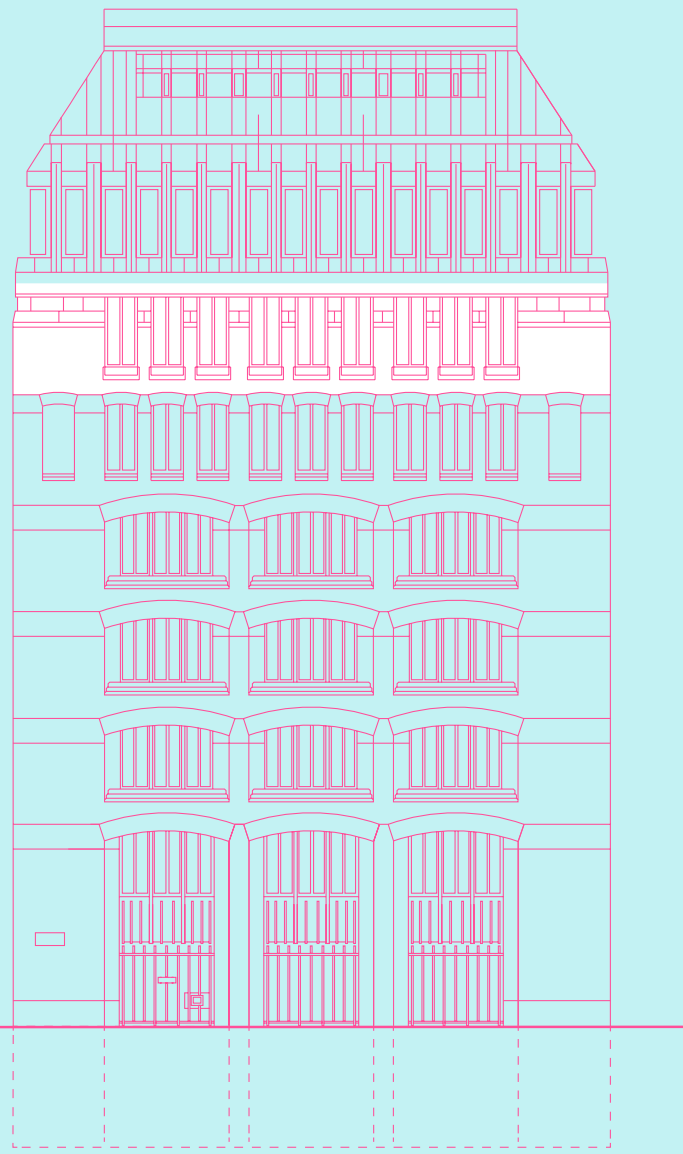


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# 6th floor

5,328 sq ft  
495 sq m



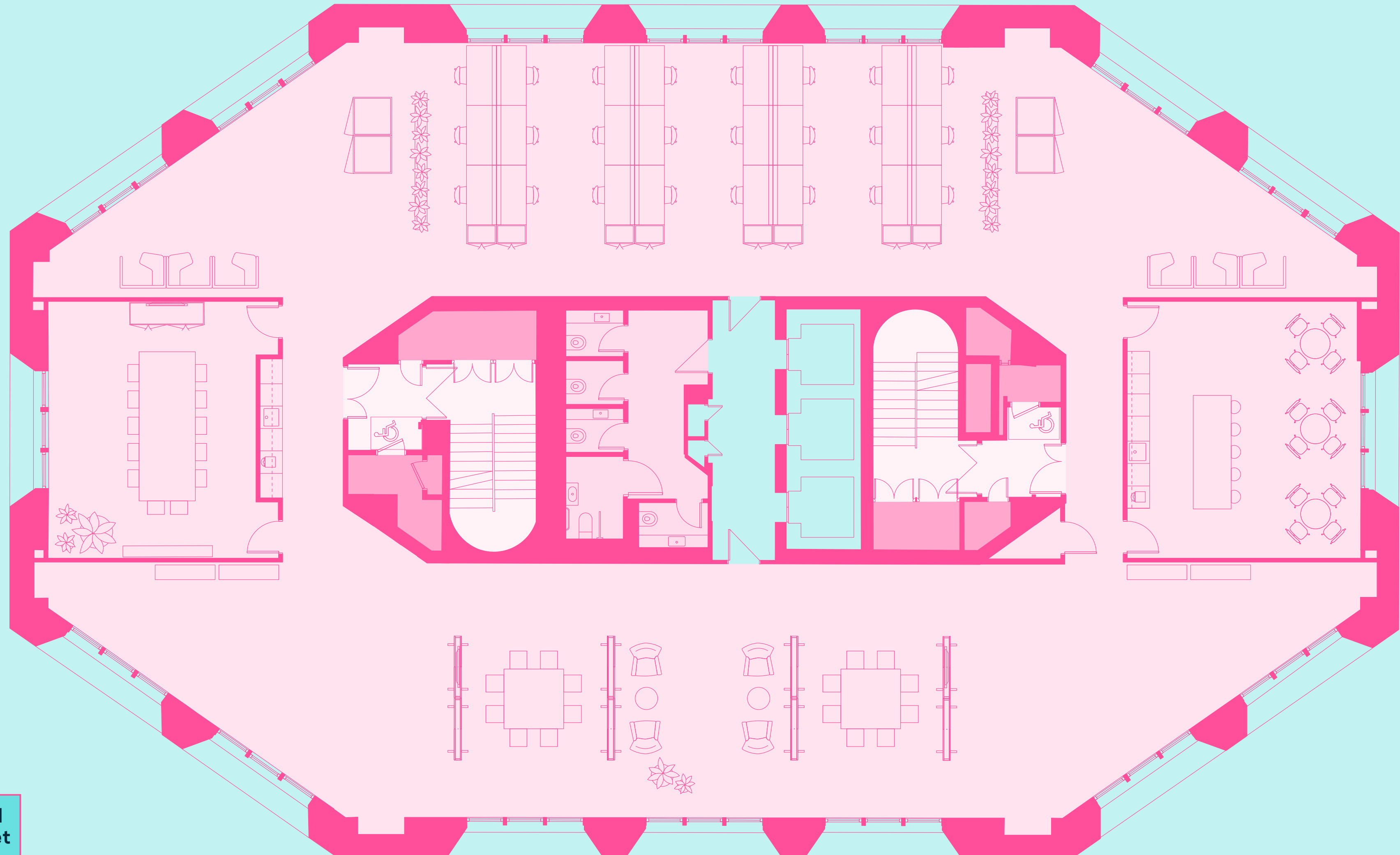
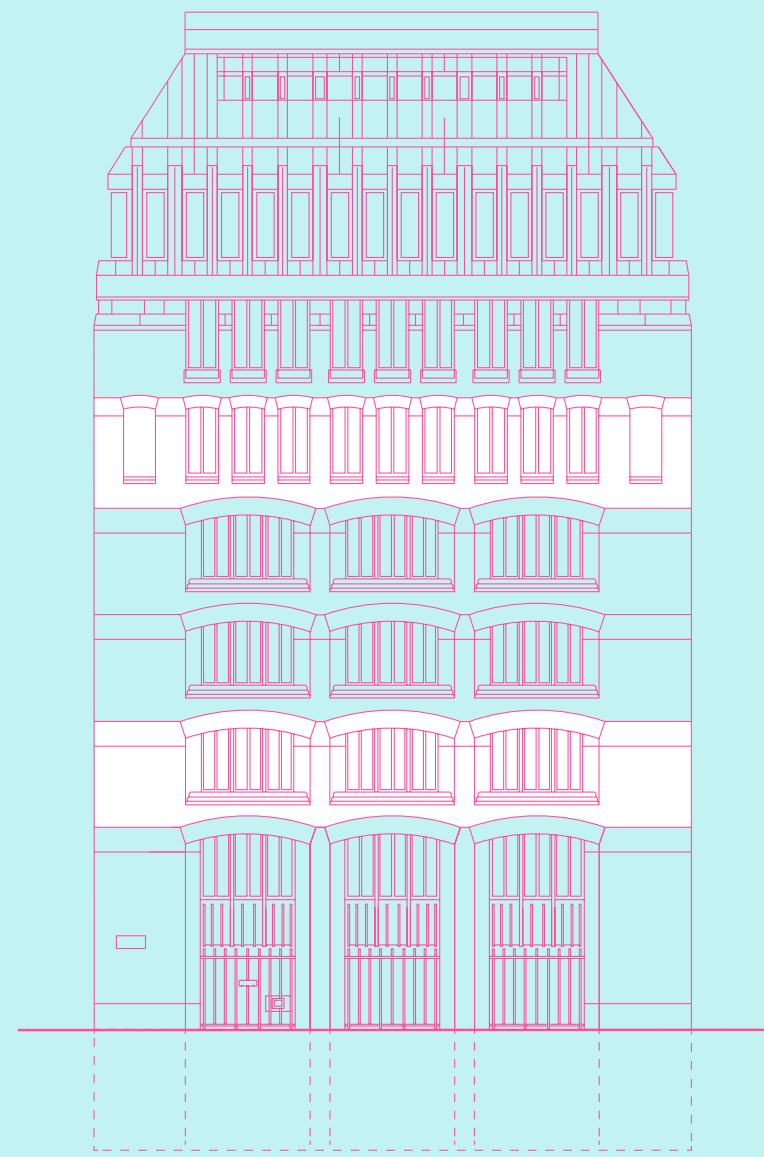
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# Testfit 1

2nd or 5th floor

5,328 sq ft  
495 sq m



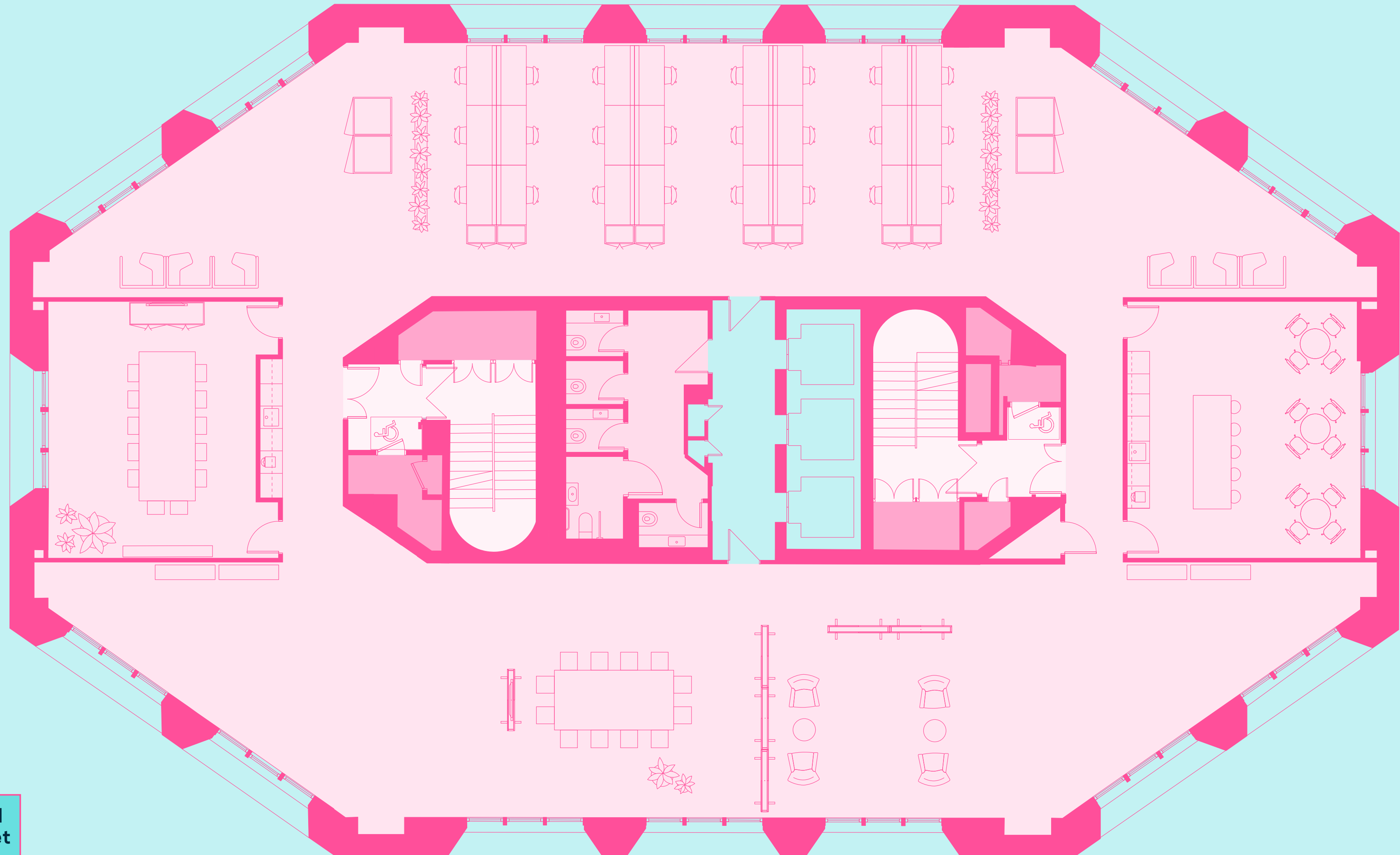
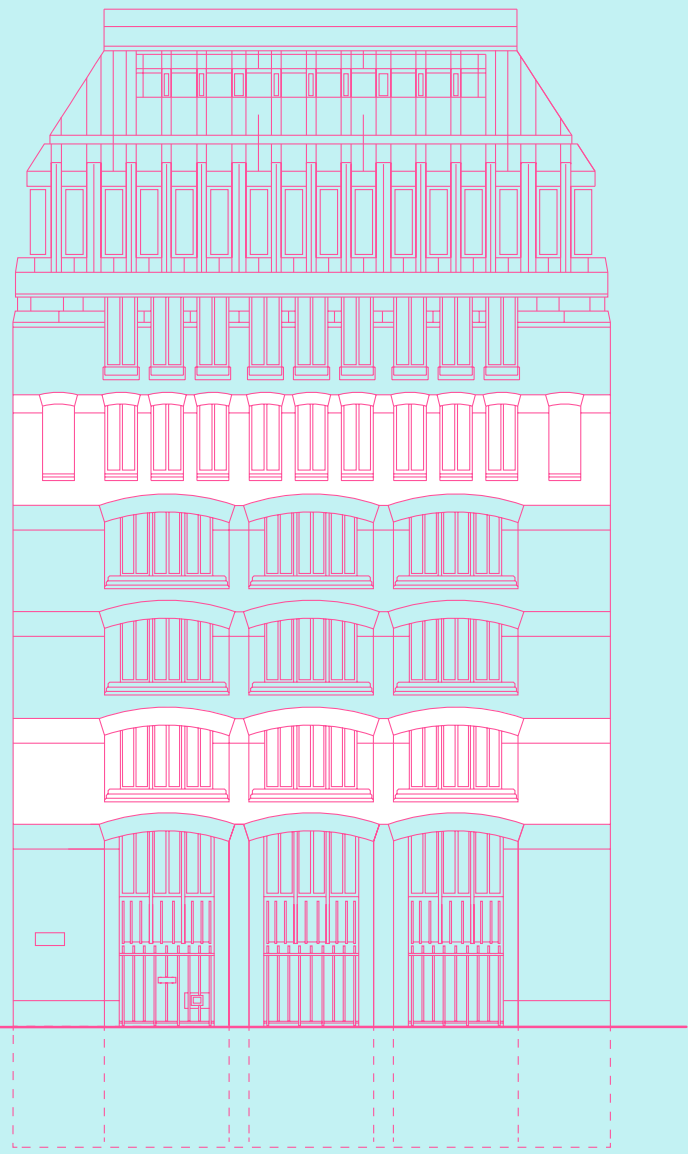
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# Testfit 2

2nd or 5th floor

5,328 sq ft  
495 sq m



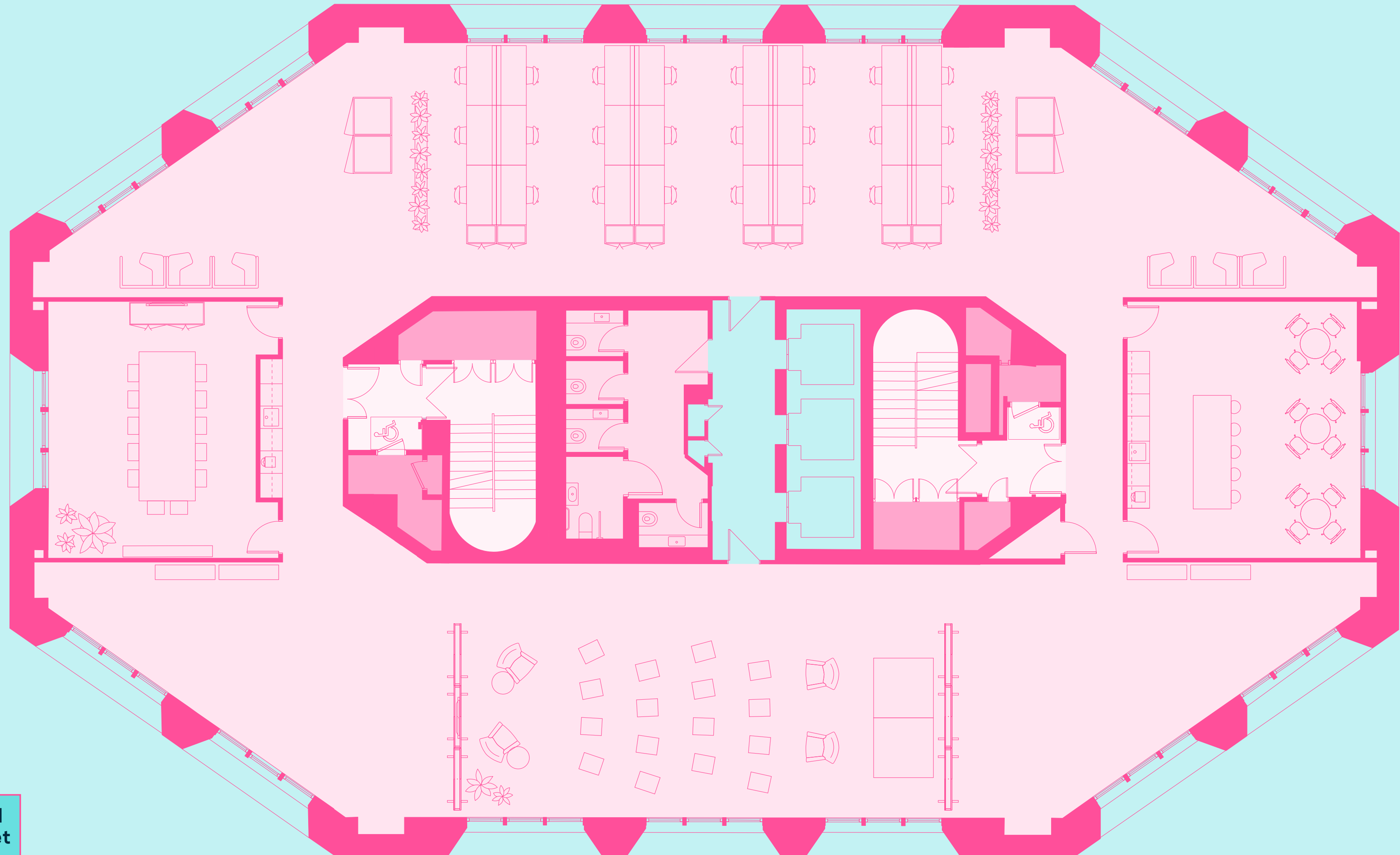
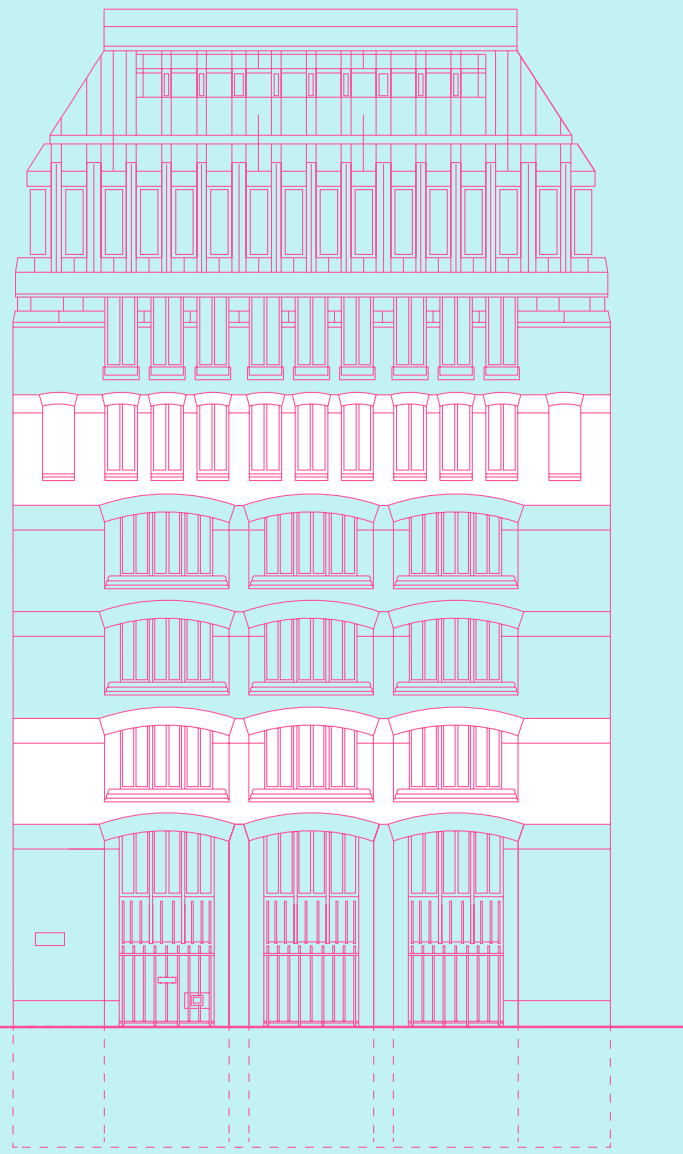
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# Testfit 3

2nd or 5th floor

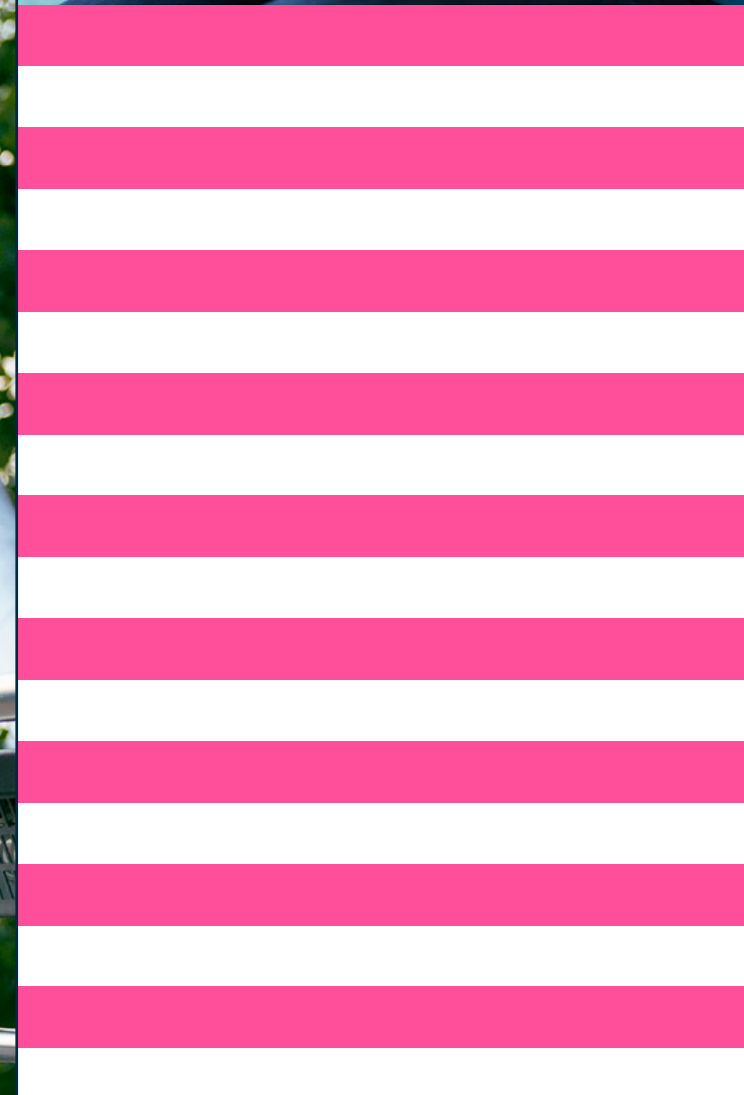
5,328 sq ft  
495 sq m



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# Amenities and specification



## Occupier Benefits & Amenities



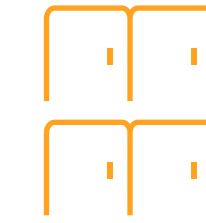
55 Secure cycle spaces and cycle repair stand



All-inclusive office cleaning services



6 Unisex showers



56 Two-compartment lockers with benches



Fibre connectivity provided by Colt & G Network



Fully Fitted & Furnished Floors & Private Offices



On site customer relations manager



Short Simple Lease



Telephone Booths



Complimentary Coffee & Tea



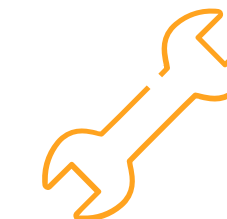
12 Month Minimum Contract



Meeting Suite with 6 Private Rooms



One All Inclusive Cost



Inclusive of Dilapidations



Standard 3 Month Deposit

## Building Specification

- 1 per 8 occupational density
- 13-person passenger lifts
- 8 elevations with natural light
- VRV / VRF air conditioning
- XX predicted EPC rating
- LED lighting

Stiff + Trevillion


Refurbishment by Stiff & Trevillion

**vitra.**

Office furniture by Vitra

**MENTSEN**

Bespoke reception furniture by Mentsen

  
**Creative Debuts**

Art curated by Creative Debuts

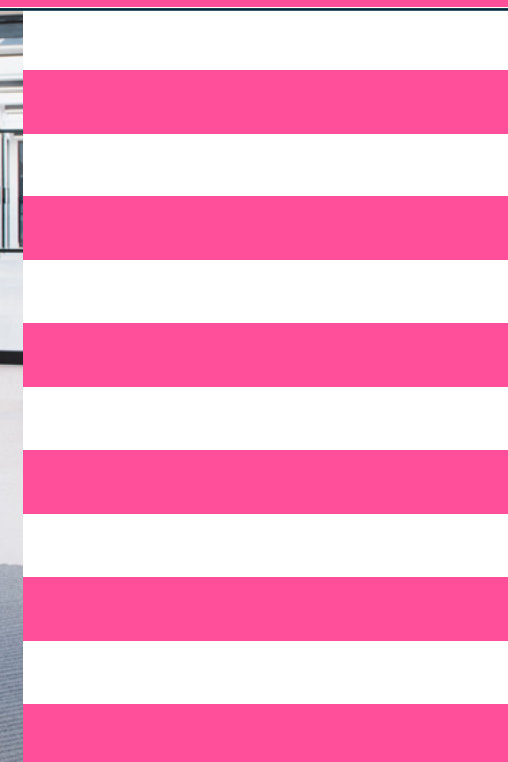
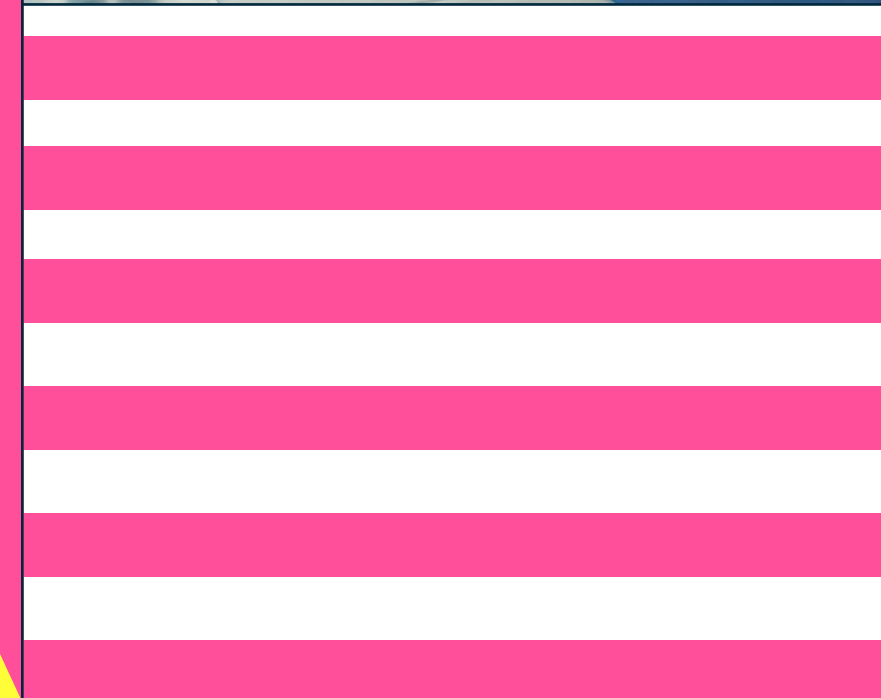
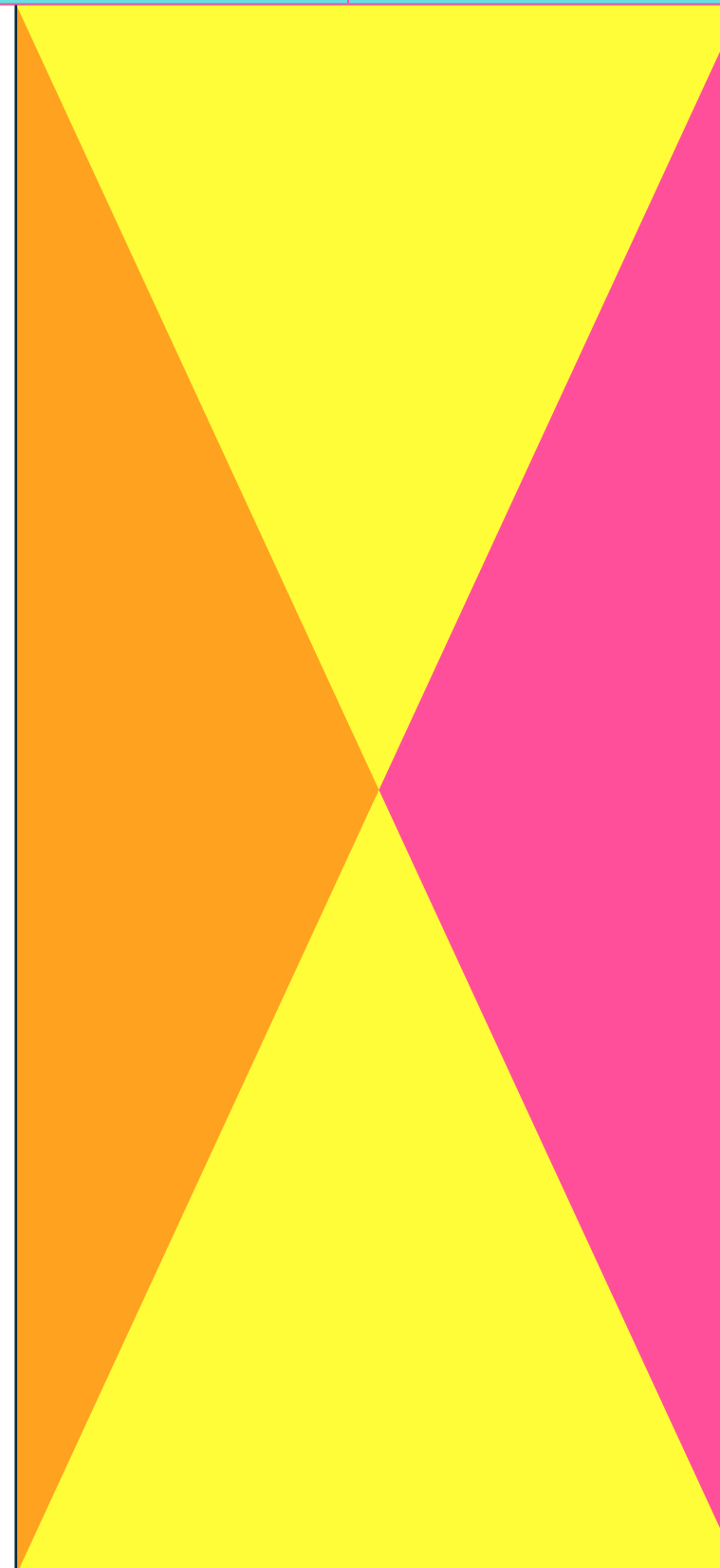


# Benefits of The Crown Estate

The Crown Estate works hard to create high-quality workplaces that are designed around the needs of you and your employees. It is our aim to create an environment where your business and people can succeed.

By being within The Crown Estate portfolio there are a host of benefits including:

- Meeting rooms for hire
- Events spaces including One Heddon Street & 5 Swallow Place
- Cinema room
- Shopping discounts
- Memberships
- Wellbeing programme





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[twobessboroughst.co.uk](http://twobessboroughst.co.uk)



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