



8,691 - 17,399 sq ft  
OF CONTEMPORARY OFFICE SPACE AVAILABLE



# Impressive contemporary office space in Victoria

Designed by Squire & Partners, 7 Howick Place is an outstanding contemporary space offering highly flexible and dramatic office space, whilst retaining the character of the original Royal Mail sorting office buildings.



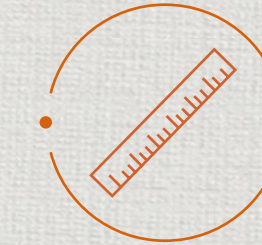
Building Reception



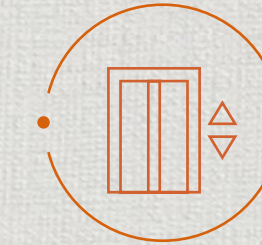
## HIGH SPECIFICATION



Manned reception



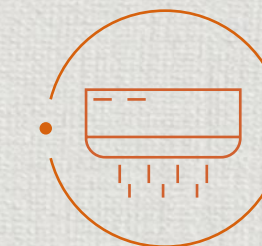
Up to 5m floor to ceiling heights



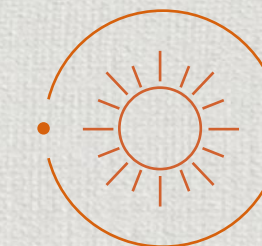
2 passenger lifts (2\*13 person)



Impressive common areas



Air conditioned



Good natural light



1 goods lift (4,800 KG)



Loading bay



Private terraces to all floors



Shared showers and cycle storage



Underfloor trunking/raised floors



EPC rating B

# 2nd Floor East

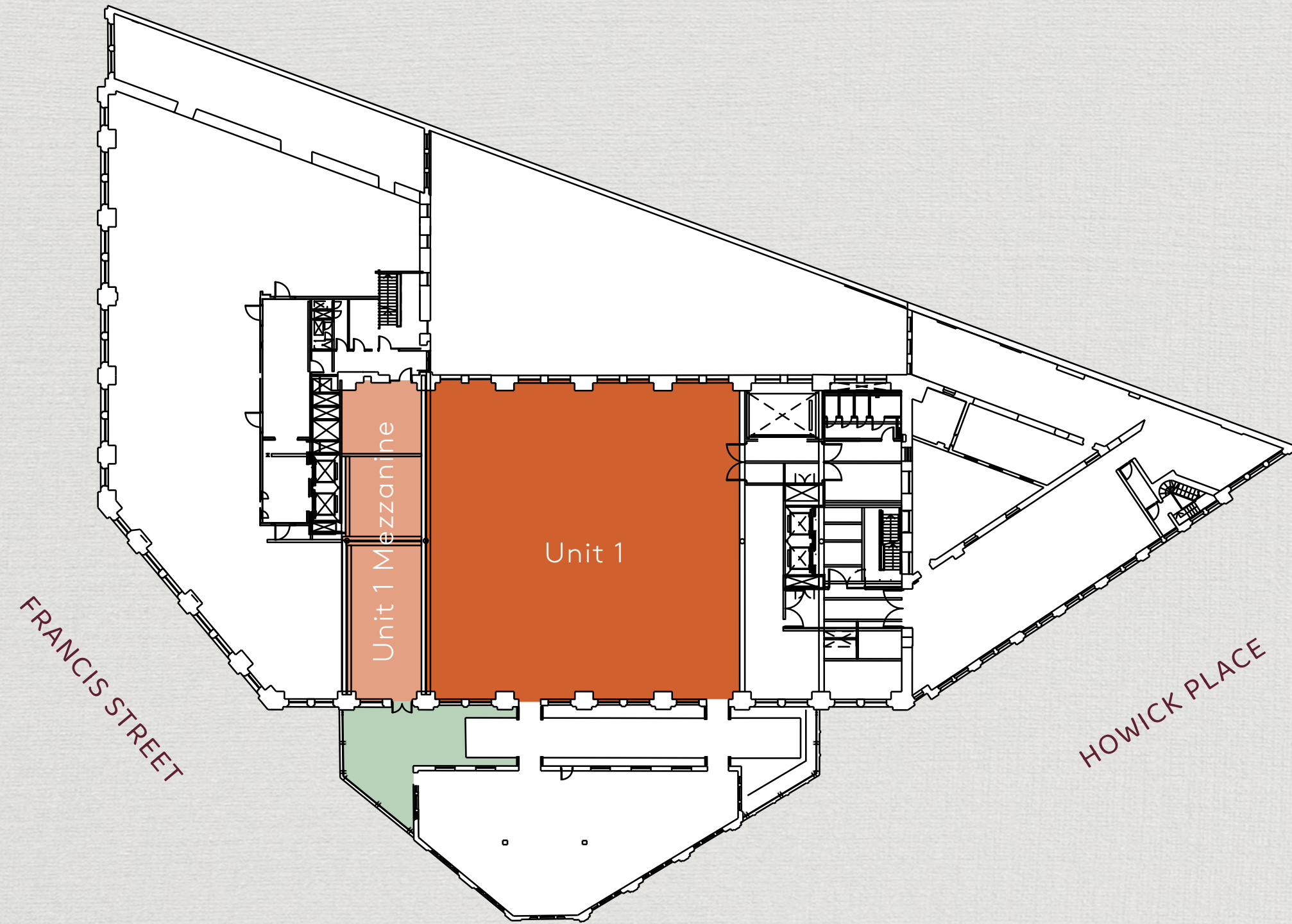
8,691 SQ FT / 807 SQ M

Comprising a total of 8,691 sq ft, this hugely impressive and striking office accommodation offers vast floor to ceiling heights of up to 5 metres and very high levels of natural light. The unit benefits from a private terrace and a highly usable and an eye-catching 1,633 sq ft mezzanine, which accentuates the volume of the floor.



# 2nd Floor East

8,691 SQ FT / 807 SQ M



■ Unit 1   ■ Unit 1 Mezzanine   ■ Terrace

\*Not to scale, indicative only



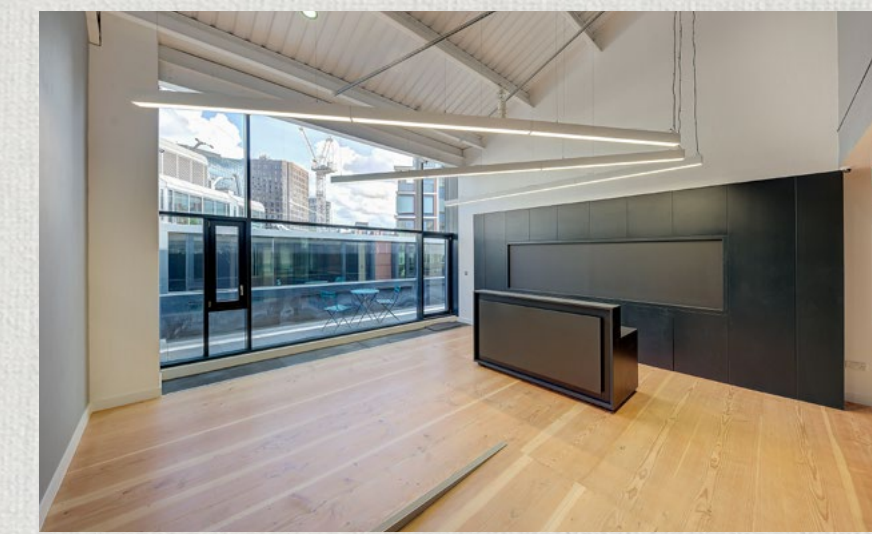


# 3rd Floor East

8,708 SQ FT / 808 SQ M

The third floor is made up of a large generally open plan office floor, with number of meeting rooms, smart reception, large breakout area, and private 35-meter-long terrace. The 1,017 sq ft mezzanine is capable of being converted to offices, although

presently used as an internal gym and showers. The space has vast floor to ceiling heights of up to 5m in places and superb natural lighting. Additionally, there are storage units available to rent within the building.

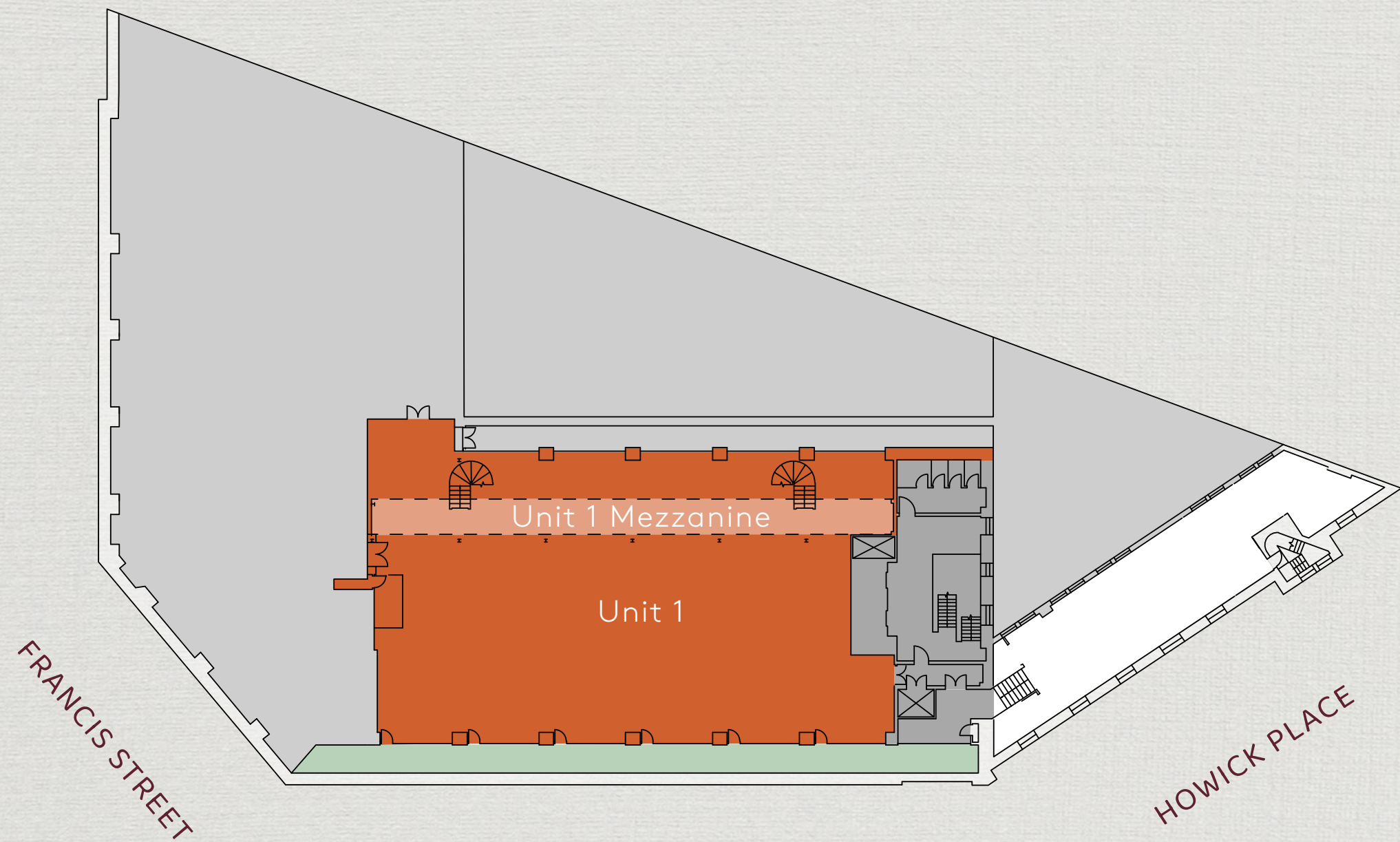


3rd floor

# 3rd Floor East

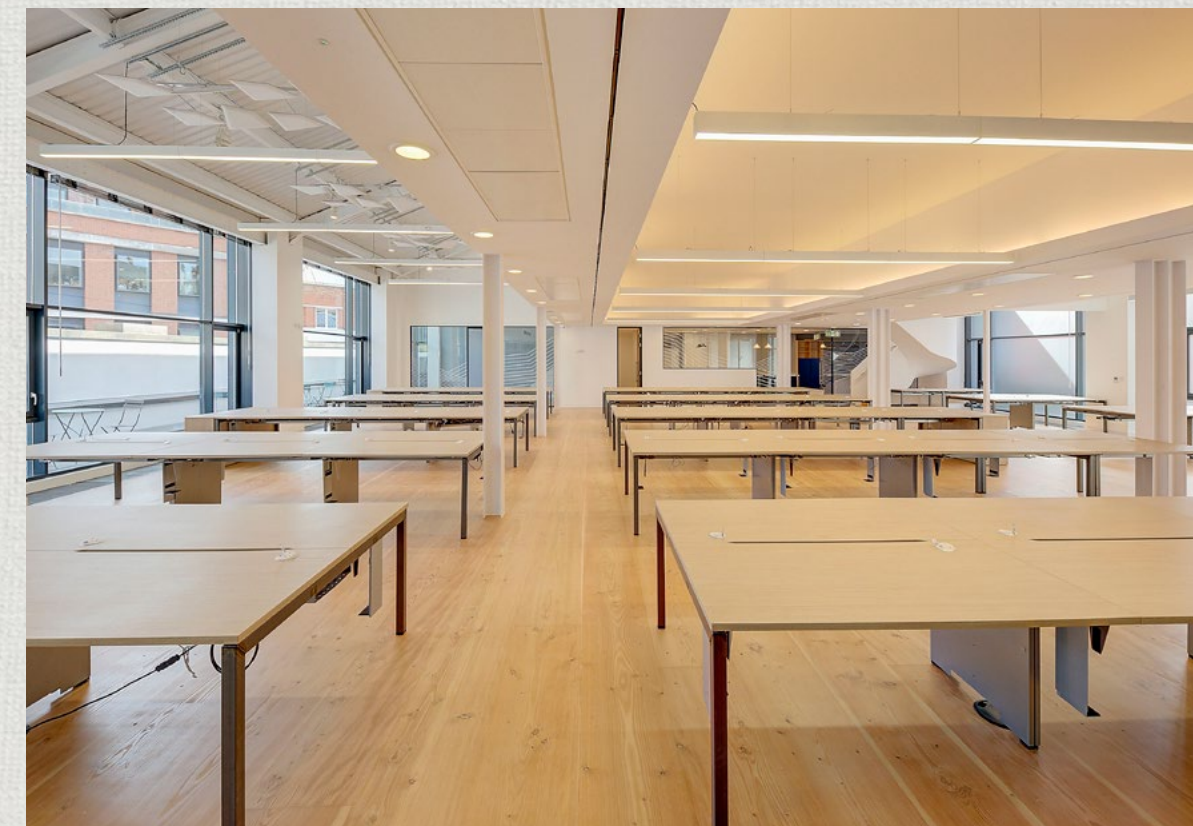
8,708 SQ FT / 808 SQ M

## FLOOR PLANS



■ Unit 1   ■ Unit 1 Mezzanine   ■ Private Terrace

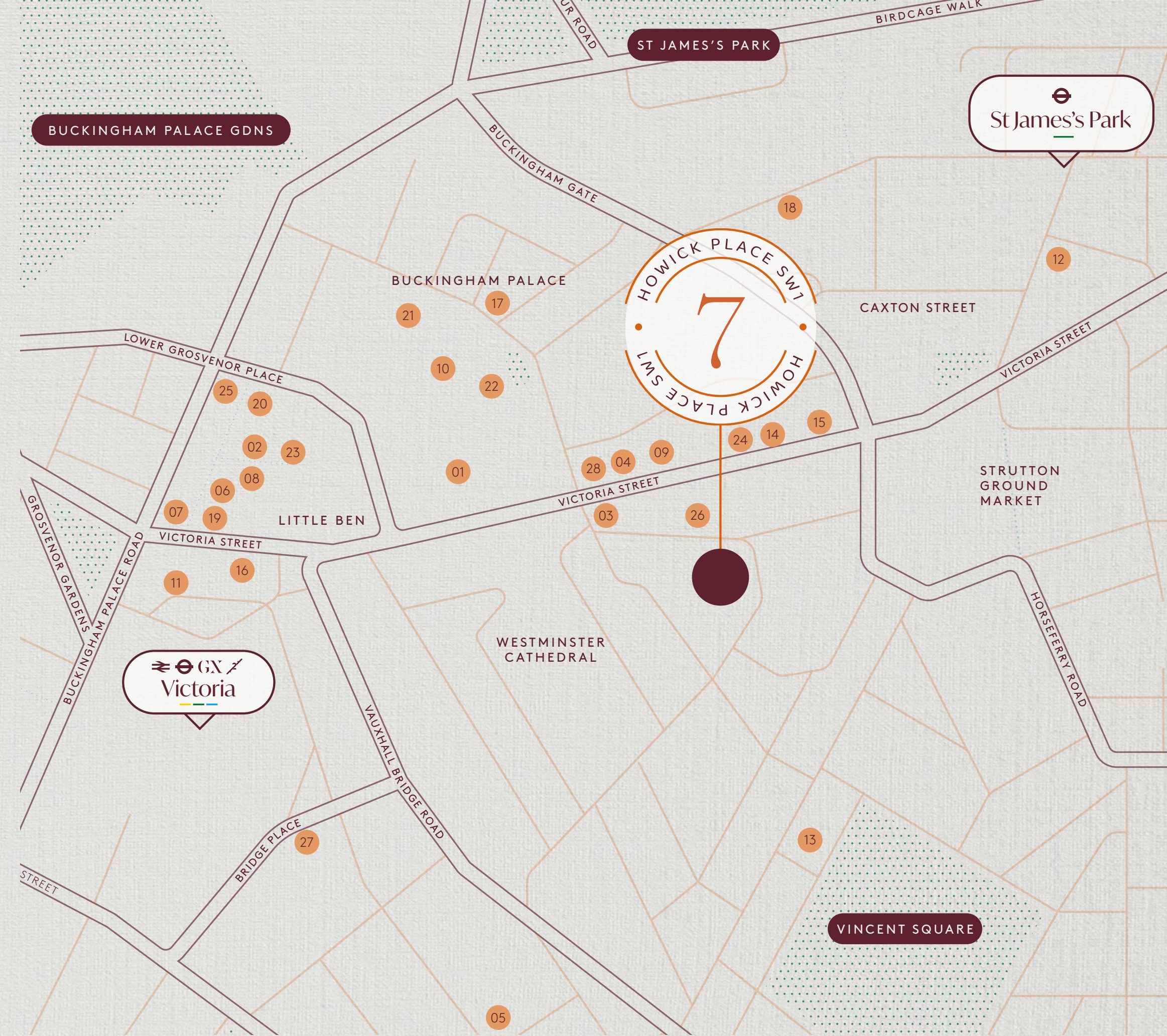
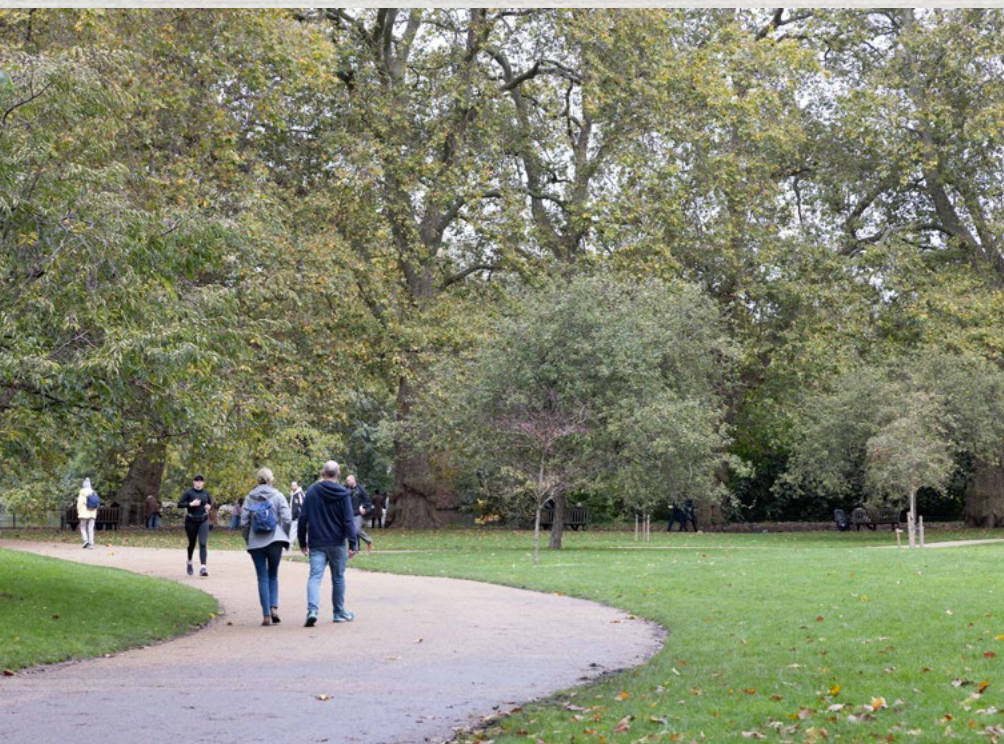
\*Not to scale, indicative only



# An abundance of dining & retail establishments

The property is located on the east side of Francis Street, close to the junction of Howick Place. Victoria Mainline, Underground and Bus Station are located within 300 meters from the property providing excellent transport links and

St James's Park Underground is a short walk away. There are numerous shops, bars and restaurants in the surrounding area including new facilities of Cardinal Place and Strutton Ground.



## EAT

- 01 - Bills
- 02 - Franco Manca
- 03 - Island Poke
- 04 - Joe and The Juice
- 05 - Lorne
- 06 - Ole and Steen
- 07 - Shake Shack
- 08 - Sticks n Sushi
- 09 - The Ivy
- 10 - Wagamama
- 11 - Market Halls Victoria
- 12 - Farmer J
- 13 - Tiffin Tree

## DRINK

- 14 - All Bar One
- 15 - Benugo
- 16 - Black Sheep Coffee
- 17 - Cask And Glass
- 18 - Buckingham Arms
- 19 - Greenwood
- 20 - Vagabond
- 21 - Phoenix Pub

## WELLNESS / ENTERTAINMENT

- 22 - 1 Rebel
- 23 - City Athletic
- 24 - Curzon
- 25 - Flight Club
- 26 - Gymbox
- 27 - FRAME
- 28 - Lane 7



FURTHER INFORMATION

# For enquiries:



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