

**4 Matthew Parker
Street, London, SW1H
9NP**

HIGH QUALITY 2ND FLOOR OFFICE
TO LET





Description

This stylish, plug & play office suite is positioned on the second floor of 4 Matthew Parker St, just moments from St James' Park. Recently renovated to a high standard, the space is fully fitted and ready for immediate occupation — ideal for businesses looking for a turnkey solution. The 2nd floor offers a well-balanced mix of workspace, including private meeting rooms, collaborative areas, relaxed breakout zones, and a contemporary kitchen/lounge area. The current occupiers have invested in extensive upgrades over the past year, creating a refined and modern office within a characterful, period setting.

Incoming tenants will have the option to take the space in its entirety (6,695 sf) or alternatively just the upper half of the floor (3,242 sf), complete with its own self-contained entrance along with access to a shared kitchenette and additional meeting room facilities, via separate arrangement.

Tenants benefit from a manned reception and on-site security, with further amenities including secure bicycle storage, access to a private parking space (via separate agreement), and exclusive use of two demised showers on the floor.





Building Reception

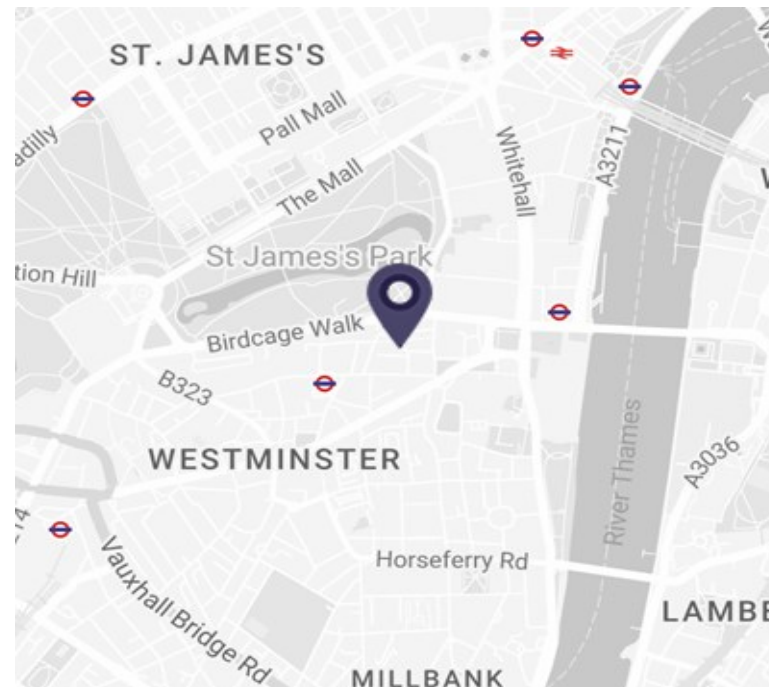


Amenities

- High quality fit out
- 6 x meeting rooms
- Phone booths
- Demised showers
- Air conditioning
- Great natural light
- Manned reception
- 24h Security
- Fibre enabled
- Cycle storage
- 2 x lifts
- Parking available

Location

Conveniently located between Westminster and St. James's Park Underground Station and within easy walking distance of Victoria Mainline, Underground and Coach Stations, tenants are extremely well connected to multiple transport routes. Additionally, the property is a moments' walk from Parliament Square as well as being close to the many food and retail outlets of Victoria Street.



Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
2nd (Whole)	6,695	£54.00	£28.98	£15.75	£660,997.35	£55,083.11	Available
2nd (Part Option)	3,242	£54.00	£28.98	£15.75	£320,082.66	£26,673.56	Available
TOTAL	9,937						

*all figures are approximate and exclusive of VAT

Contacts

Jamie Christian

07561 852 667

jchristian@tuckerman.co.uk

Jade Henson-Amphlett

jhensona@tuckerman.co.uk

07921 452727

Scott Fisher

07890 572225

sfisher@tuckerman.co.uk

Lease Information

Available via assignment/sublease until February 2029 with a break option in February 2027 or new lease direct from the Landlord.

Rent

£54.00 per sq ft.

Service Charge

£15.75 per sq ft.

Rates

£28.98 per sq ft.

EPC

Available on request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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