

metru's

7A STRUTTON GROUND

VICTORIA, SW1

SELF-CONTAINED OFFICE IN THE HEART OF VICTORIA



Ultra
VUSE

1Mobile
the technology hub

1Mobile
the technology hub

OLD PYE
STREET SW1
CITY OF WESTMINSTER

STRUTTON
GROUND SW1
CITY OF WESTMINSTER

GENIUS

VAPES
&
TOBACCO

PEDESTRIAN
ZONE
No load
Mon -
11.30 am -
2.
Mon
7 am - 6

Tobacco
& Vape

metru's



SOMEWHERE TO EAT

One of Victoria's busiest
street food markets

SOMEWHERE TO UNWIND

Just a short stroll away,
St James's Park offers a peaceful
escape in the heart of London

SOMEWHERE WELL- CONNECTED

Stutton Ground is a real hub of activity with
continuous trade throughout the day

SOMEWHERE WITH MORE TO OFFER

Just moments away, Victoria is buzzing with
things to do, from dining at one of Nova's many
restaurants to catching a show at the iconic
Apollo Victoria Theatre

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DRINKS

The Alchemist
The Palm House
Rubens at the Palace
Market Hall
Timmy Green

BEAUTY & WELLBEING

Glow Bar London
Townhouse Nails
Gymbox Victoria
The Groom Room
Thai Spa Victoria

MEDICAL

Grosvenor Gardens Healthcare
Pimlico Health Centre
Specsavers
Victoria Dental Care

CULTURE

Victoria Palace Theatre
Eccleston Yards
Queens Gallery at Buckingham Palace
Tate Britain
Phoenix Theatre

SHOPPING

Elizabeth Street (Belgravia)
Cardinal Place

HOTELS

The Goring
Rubens at the Palace
The Resident, Victoria
Taj 51 Buckingham Gate

COFFEE

Ole & Steen
Tomtom Coffee House
Notes
Iris & June
Buscuiteers

FOOD

The Ivy
The Goring Dining Room
The Grafton Arms
Bagelicious
Bill's Victoria
The Albert

MEET THE NEIGHBOURS



ACCOMMODATION

Located on the corner of Strutton Ground and Old Pye Street, 7 Sutton Ground offers unparalleled access to London's most iconic landmarks and vibrant cultural hubs. This prime location places residents just moments away from one of Victoria's busiest street markets, the historic charm of St. James's Park, the bustling energy of Victoria Station, and the refined elegance of Belgravia.

A refurbished self-contained building offering 1,256 sq ft of workspace with its own dedicated entrance leading to a welcoming reception area, with stairs to the first floor comprising two separate rooms. The second floor includes a kitchenette and two additional rooms, one benefiting from a charming pitched roof.

LEASE TERMS

The space is available by way of a new lease direct from the Landlord.

TIMING

Available immediately

EPC

EPC available upon request

CONNECTIVITY

St James's Park – 0.2mi

Westminster – 0.5mi

Victoria – 0.5mi

Pimlico – 0.6mi

Charing Cross – 1.0mi

FEATURES

- Comfort cooling
- Kitchenette
- Male and Female WCs
- Natural Light
- Perimeter trunking
- Self-contained

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ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Rent	Estimated Rates (PSF)
Entire 1st & 2nd	1,256	117	55.00	27.40

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

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