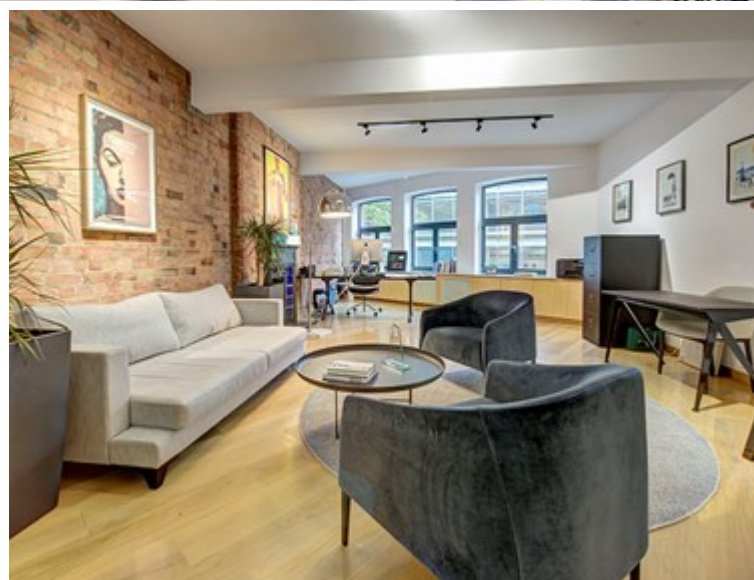
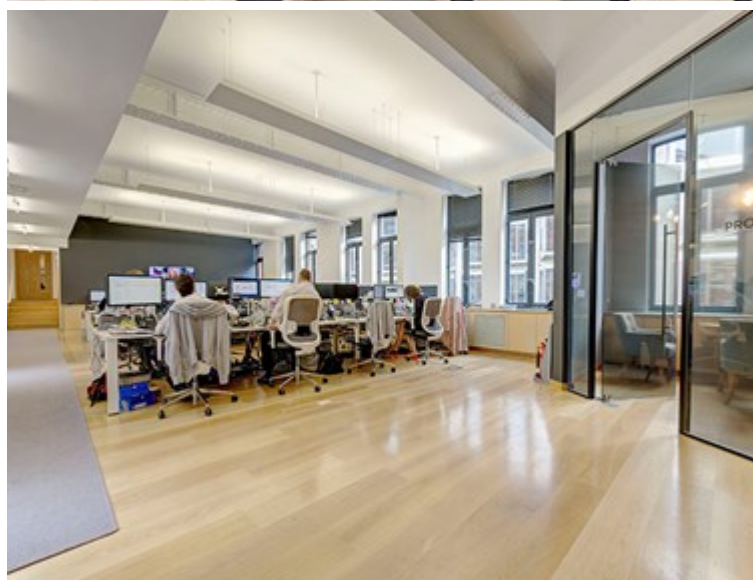


7 HOWICK PLACE, LONDON SW1P 1BB

TUCKERMAN
CHARTERED SURVEYORS

OFFICE TO RENT | 2,675 SQ FT | £79.50 PSF



VICTORIA'S EXPERT PROPERTY ADVISORS

TUCKERMAN.CO.UK



TUCKERMAN

1 CASTLE LANE, VICTORIA,
LONDON SW1E 6DR

T (0) 20 7222 5511

PART 1ST FLOOR OFFICE TO LET



i DESCRIPTION

7 Howick Place is very well located, being a ten minute walk to the Victoria Mainline Station (District & Circle and Victoria lines), and less than five minutes' walk from St James's Park (District & Circle). Westminster (Jubilee, District & Circle lines) is a ten minute walk. Victoria Station also benefits from the Gatwick Express allowing direct access to Gatwick Airport within 30 minutes with trains leaving every 15 minutes. Heathrow and City Airports are accessible within an hour. Local amenity is excellent, with a number of decent restaurants and bars located within Cardinal Place and Nova, a few minutes distant. Popular sandwich bars such as Pret and EAT are located within a 2 minutes walk. The property itself comprises the part first floor of this distinctive and attractive, red-brick former Post Office, situated on a triangular site at the junction of Howick Place and Francis Street. The suite itself offers accommodation that is striking in appearance and with vast floor to ceiling heights seen in very few office buildings. Levels of natural light are excellent as is the sense of character and creativity.

✓ AVAILABILITY

| FLOOR | SIZE (SQ FT) | Rent (PSF) | AVAILABILITY |
|--------------|--------------|------------|--------------|
| Part 1st | 2,675 | £79.50 | Available |
| TOTAL | 2,675 | | |

☎ GET IN TOUCH

| HARRIET DE FREITAS | GUY BOWRING | RUPERT MITCHELL |
|---|--|---|
| Tuckerman 020 3328 5380 hdfreitas@tuckerman.co.uk | Tuckerman 020 3328 5373 gbowring@tuckerman.co.uk | Nightingale Partners 020 7399 0640 rm@nightingalepartners.com |

★ AMENITIES

- 2 x 13 Person Passenger Lifts
- Air Conditioning and Underfloor Heating Dinesen Wood Flooring
- 1 x 63 Person (4,800 Kg) Goods Lift Substantial Loading Bay
- Sole use of Central Courtyard/Winter Garden
- Fitted meeting rooms and kitchen
- Bike Storage

📄 TERMS

| RENT | RATES | S/C |
|--|------------|------------|
| £79.50 psf | C. £26 psf | C. £12 psf |
| A new lease for a term by arrangement. | | |

EPC
Available upon request.

LINKS
[Website](#)