



ARTILLERY HOUSE

VICTORIA

SPACE TO LET ON FLEXIBLE AND COMPETITIVE LEASE TERMS
ALL RENTAL OFFERS CONSIDERED

A wide-angle photograph of a large, multi-story building with a light-colored stone facade and many windows. The building is situated on a city street with cars and pedestrians. To the left, there is a red brick building with white window frames. The sky is blue with white clouds.

metru's



4TH FLOOR

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Layout Options
 Welcome Area
 84no Work Stations [1400mm x 700mm]
 1no Boardroom [12]
 4no Meeting Rooms
 3no Offices [6]
 2no Quiet Rooms
 Tea Point/ Kitchen
 Printer/ Comms/ Services Area/ Store Room



Layout North

Welcome Area
 42no Work Stations [1400mm x 700mm]
 1no Boardroom [12]
 1no Meeting Room [8]
 2no Offices [4]
 Tea Point/ Kitchen
 Quiet Working
 2no Quiet Rooms
 Printer/ Comms/ Services Area

Layout South

Welcome Area
 38no Work Stations [1400mm x 700mm]
 1no Boardroom [12]
 1no Meeting Room [3-4]
 1no Offices [2]
 Tea Point/ Kitchen
 Quiet Working
 Printer/ Comms/ Services Area



Layout North

Welcome Area
 38no Work Stations [1400mm x 700mm]
 1no Boardroom [12]
 1no Meeting Room [3-4]
 1no Offices [2]
 Tea Point/ Kitchen
 Quiet Working
 Printer/ Comms/ Services Area

Layout South

Welcome Area
 42no Work Stations [1400mm x 700mm]
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 Tea Point/ Kitchen
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SOMEWHERE TO EAT

Minute's walk from Cardinal Place offering popular dining options such as Wagamama, Iberica, The Ivy and Nando's



SOMEWHERE TO WALK AND RELAX

Within a 10-minute walk of both beautiful Royal parks St James' Park & Green Park



SOMEWHERE TO TRAVEL

Victoria Station provides easy access to both Underground and National Rail within walking distance



SOMEWHERE TO DO SOMETHING DIFFERENT

Situated within walking distance of some of London's most iconic landmarks such as Westminster Abbey & Buckingham Palace



ACCOMMODATION

Artillery House is situated on the South side of Artillery Row, close to its junction Greycoat Place and Victoria Street. Public transport facilities are excellent with St James's Park and Westminster Underground Stations and Victoria British Rail Station within easy walking distance

The 4th floor is currently arranged as a mixture of private offices, meeting rooms and open plan areas. The space benefits from the building having 2 cores with access available from both the North and South wings

FEATURES

- Two passenger lifts
- Air-conditioning (not tested)
- Excellent natural light
- Commissionaire
- DDA compliant
- Mixture of meeting rooms, private offices, break out areas and open plan space
- Refurbished common parts, entrance lobbies and WC's

LEASE TERMS

New FRI lease is available direct from the landlord for a term to be agreed. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

TIMING

Available for immediate occupation

EPC

EPC available upon request

CONNECTIVITY

St James's Park – 0.2mi

Victoria – 0.5mi

Westminster – 0.6mi

Pimlico – 0.7mi

Green Park – 0.8mi

London Victoria Commuter Rail – 0.5mi

London Charing Cross Commuter Rail – 1.1mi

ACCOMMODATION
SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Estimated Service Charge (PSF)
4th	6,900	641	Rental offers considered	26.34	10.85

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



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