

TO LET - OFFICE

80 VICTORIA STREET

SW1E 5JL



Key Highlights

- 7,696 to 8,231 sq ft
- 14,000 sq ft communal business lounge and cafe
- LED lighting
- Shower and changing facilities
- Fully Fitted
- 4 pipe fan coil air conditioning
- Raised floors
- 2.7m Floor to ceiling height

SAVILLS West End
33 Margaret Street
London W1G 0JD
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savills.co.uk



Description

Developed by LandSec, 80 Victoria Street is a landmark office building located within the Cardinal Place development. It is less than a minutes walk from the entrance to Victoria Station. The 2nd floor is fully fitted offering a mix of open plan desks, meeting rooms, private offices, breakout area and comms room.

Accommodation

The accommodation comprises part 2nd floor totaling 17,971 sq ft. The proposed indicative splits are of 7,696 sq ft or 8,231 sq ft with further flexibility if required.

Name	Sq ft	Sq m	Availability
2nd - West	7,696	714.98	Available
2nd - East	8,231	764.68	Available

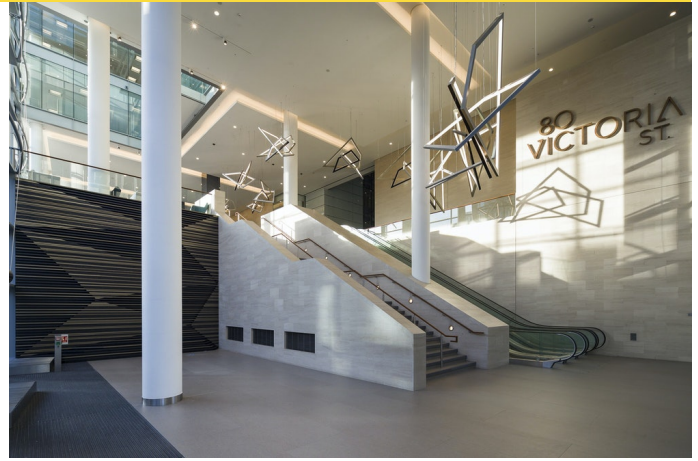
Terms

A sublease until January 2023. A longer term is available by arrangement.

Quoting Rent: £69.50 per sq ft
Service Charge: £14.49 per sq ft
Business Rates: £30.52 per sq ft

Viewings

Viewing to be arranged through Savills or joint agent Matthew Bailey (AGL) 07798 610997 - matthew.bailey@agl-london.co.uk



Contact

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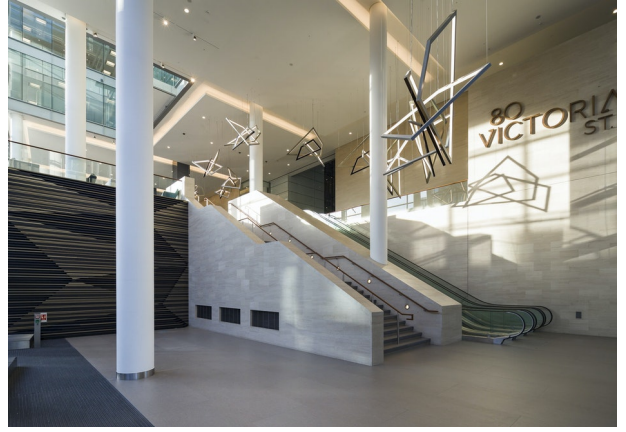
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bmallen@savills.com

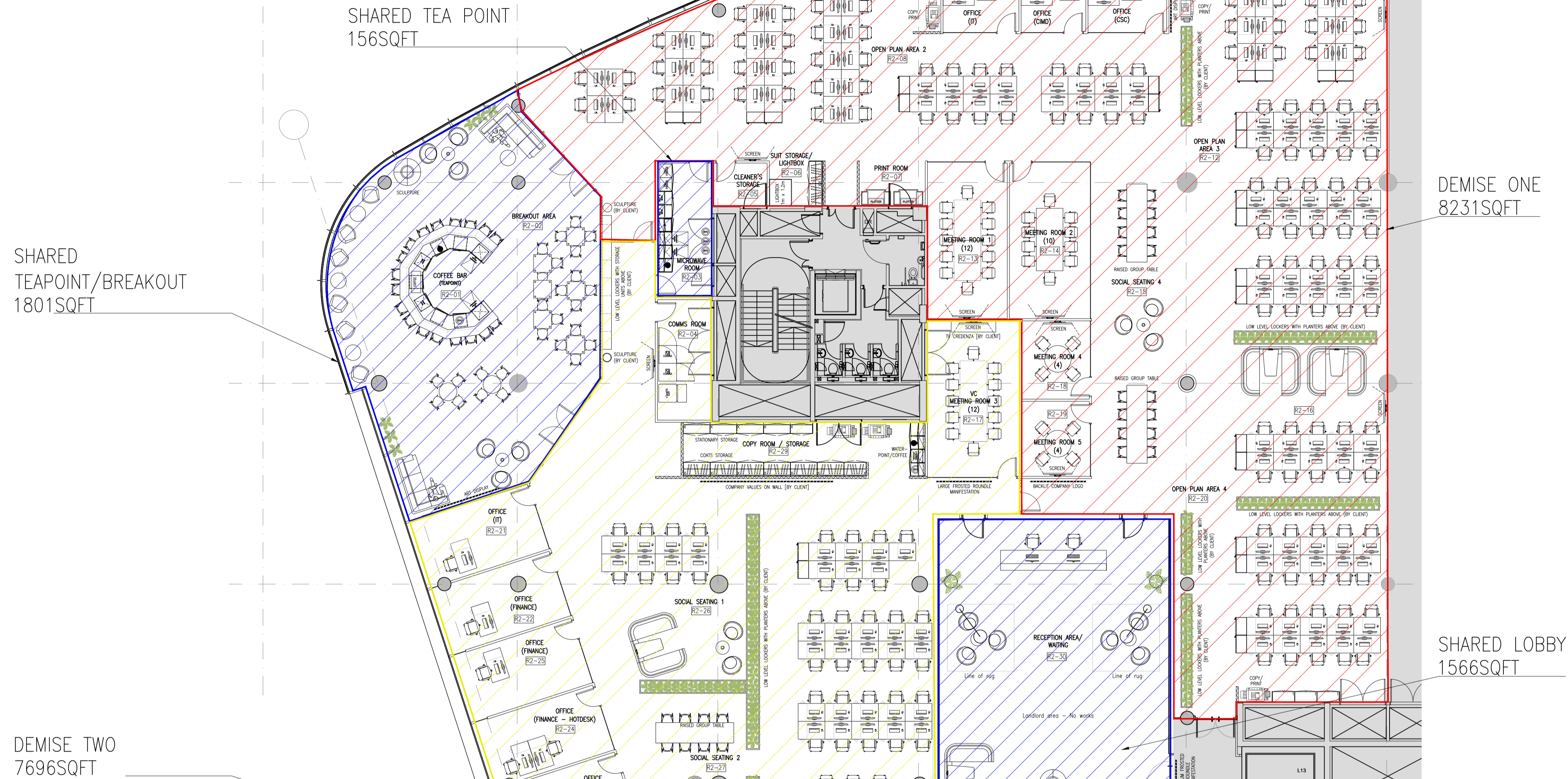
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KEY TO GENERAL ARRANGEMENT DETAILS
 Keys not to scale. Some symbols shown might not appear on the drawing.

- Existing structural basebuild wall
- Existing partition
- New 100mm solid stud partition (Single skin)
- New 100mm solid stud partition (Double skin)

Note: - All partitions to be raised floor to underside of suspended ceiling - Unless otherwise noted (See below)

GLAZING DETAILS

- Existing silicon glass
- Existing glazed module
- New single glazed silicon glass
- New double glazed silicon glass
- New single glazed module
- New double glazed module

DOOR DETAILS

- Existing door
- Relocated door
- New solid framed door
- New glass door
- EX1=Existing 1st floor
- EX1-R1=Relocated 1st floor
- N1 = New 1st floor
- VP Vision Panel
- SEC Security door
- FDZ05 Fire door rated with smoke seal
- FDZ05 = 20min
- FDZ05 = 30min
- FDZ05 = 60min
- Standard height doors unless otherwise stated
- Full height doors unless otherwise stated

RI= Room ref. W1 = 1st floor window
 01 = Room no. 01 = Window no.

Comms floor Vinyl floor Wood floor tiled floor

Ex Existing furniture
 New furniture
 Expansion furniture

Low height (Tambour unit) Medium height (Drawer unit) Low height (Door unit)

General Storage wall Cloaks Storage wall Roller Storage

Credenza Racking System Filing Cabinet

GENERAL KEY:

- NO PROPOSED WORKS
- SHARED AREAS (3523SQFT)
- DEMISE ONE (8231SQFT)
- DEMISE TWO (7696SQFT)

DEMISE TWO
7696SQFT

SHARED LOBBY
1566SQFT

DEMISE ONE
8231SQFT

SHARED TEA POINT
156SQFT

SHARED TEAPPOINT/BREAKOUT
1801SQFT

REV	DESCRIPTION	BY	DATE

Drawing first produced LP 02/08/2020

DRAWING STATUS
PRE CONSTRUCTION

Christies

Address
Cardinal Place
80 Victoria Street
London SW1

Project Number 10216 Ref 01 Floor 02 Detail GA

Drawing Title
Second Floor - Demise Split

Produced by LP Scale 1:100@A1 Amended date 02/08/2019 Rev -

VANQUISH PROJECTS
 324 Metal Box Factory
 20 Great Guildford Street
 London SE1 0HS

