

STYLE & CHARM

The striking façade of Greencoat House has a commanding presence on Victoria's Francis Street and Greencoat Place. With refined Victorian elegance, the building tipifies the architectural character of the area, and has been sympathetically restored to blend the original warehouse features with stylish contemporary facilities.

Today, Greencoat House is home to a range of diverse and thriving businesses and organisations. Offering exceptional light, space and character, these modern, open plan offices are the perfect choice for established and growing businesses that desire a vibrant central London location.



KEY FEATURES

Fully furnished and ready for occupation

Flexible lease

New efficient heating and cooling perimeter fan coil units

Coved vaulted ceiling

Access to internal lightwell providing a calm space to break out

New bespoke lighting

Exposed cast iron columns

94 cycle spaces

Shower facilities

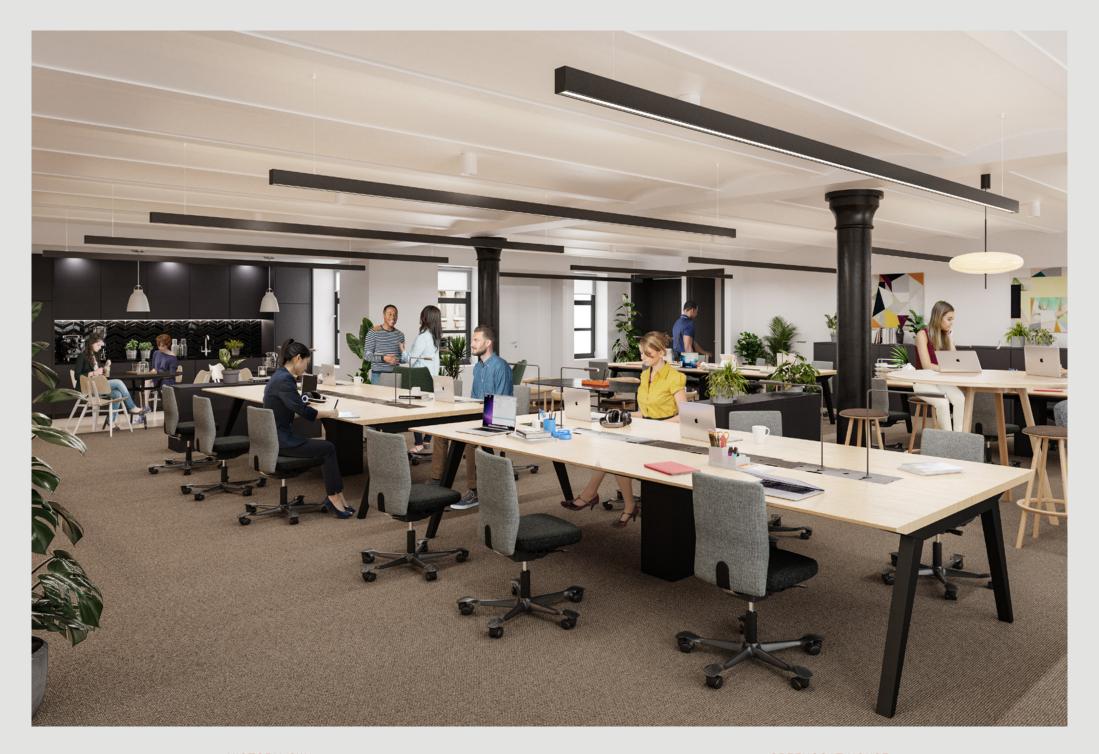
Victoria and St James's Park Underground Stations both within a seven minute walk



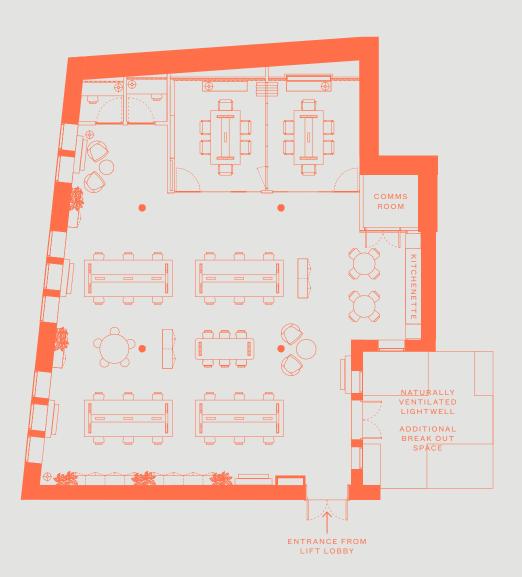








PART 1ST FLOOR 2,393 SQ FT



FURNISHED AND FLEXIBLE

YOUR SIMPLE CONTRACT

01. ALL-IN RENT £22,500 pcm inclusive of rent, service charge, business rates, building insurance, facilities management

02. FLEXIBLE lease terms

03. SIMPLE short form contract

WHAT'S INCLUDED

□ x24 desks

x2 private meeting rooms, with flexibility to convert into a large boardroom

To x4 breakout tables

x2 private booths and additional break out space with soft seating

x1 kitchenette

fully cabled and enabled with high speed fibre internet



DISCOVER VICTORIA

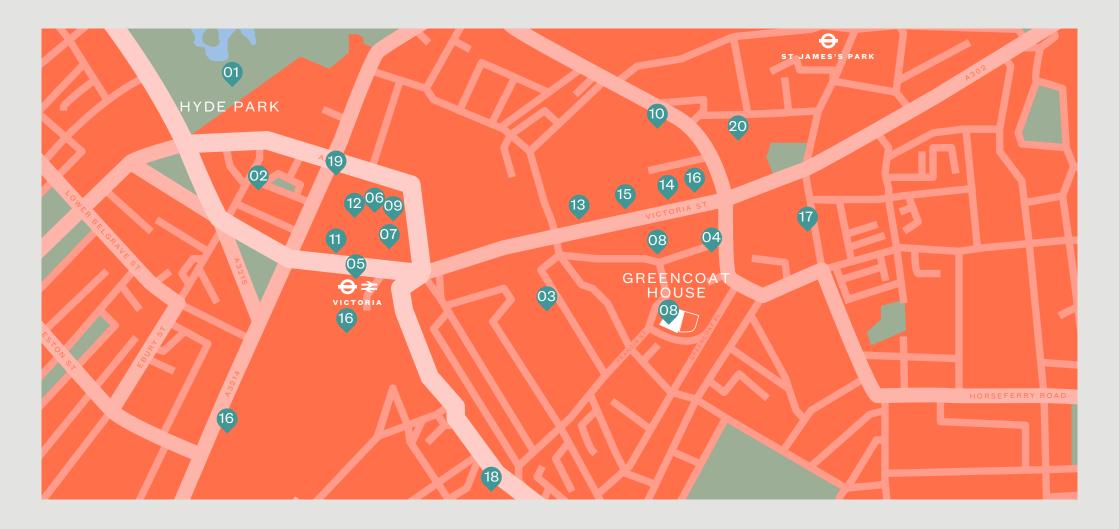
Situated in the heart of Victoria, Greencoat House is just a seven minute walk from Victoria mainline and Underground stations and five minutes from St James's Park Underground station. Having recently benefited from wholesale re-development and an influx of new retail and restaurants, the area has diversified from its traditional occupier base of government departments and now attracts a wide range of private sector retail, media and technology businesses – including Jimmy Choo, Kering Group, Burberry, Chime Communications, Droga5 and Tom Ford.





VICTORIA PALACE THEATRE, VICTORIA STREE





LOCAL AMENITIES

Victoria has seen a flourish of retail options with the combination of Victoria Street, Nova and Cardinal Place providing a central London shopping hub of major brands. Combined with the myriad of local bars, cafés and restaurants, many with outside space, it all makes for an enviable shopping/leisure environment. Leading fitness brand GymBox within Greencoat House provides excellent amenity on the doorstep, while in summer months, the rooftop of Cardinal Place becomes an enjoyable leisure space.

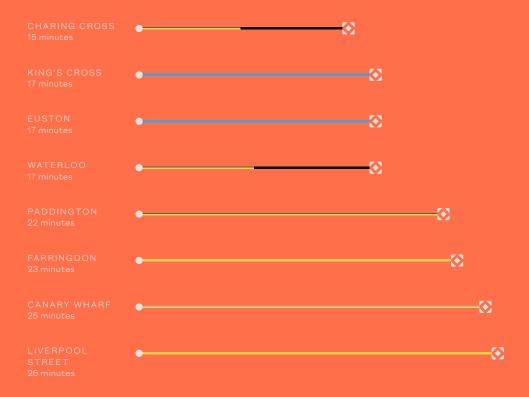
Strutton Ground street market, with its foodtrucks and traditional stalls, pulls in the lunchtime crowds, and slightly further afield there are independent, quirky stores to discover in all directions.

KEY AMENITY ON THE DOORSTEP

- 01. Hyde Park
- 02. The Goring Hotel & Dining Room
- 03. Westminster Cathedral
- 04. Iris & June
- 05. Market Hall Victoria
- 06. Flight Club
- 07. Victoria Palace Theatre (Hamilton)
- 08. Gymbox
- 09. 1Rebel
- 10. Quilon
- 11. Ole & Steen

- 12. Rail House Café
- 13. Joe & the Juice
- 14. Curzon Victoria
- 15. The lvy
- 16. Leon
- 17. Strutton Ground street market
- 18. Retromania
- 19. Timmy Green
- 20. Chez Antoniette

VICTORIA UNDERGROUND STATION TO GREENCOAT HOUSE (SEVEN MINS WALK) circle line district line victoria line



AIRPORTS (FROM VICTORIA UNDERGROUND STATION)

GATWICK 44 minutes

LONDON CITY 45 minutes

HEATHROW 46 minutes





CHEZ ANTOINETTE, 22 PALMER STREET



DERWENT LONDON

Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility.

We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contribute to local communities.

NET ZERO 2030

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings.

In February 2020 we announced our commitment to become a Net Zero Carbon business by 2030. We plan to do this through driving down energy demand across our portfolio, investing in renewable energy and offsetting the residual carbon emissions we cannot eliminate.



BRUNEL BUILDING PADDINGTON W2

Size: 243,200 sq ft
Completed: 2019
Architects: Fletcher Priest
Tenants: Alpha FX, Coach,
Hellman & Friedman, Paymentsense,
Premier League, Sony Pictures
Entertainment, Splunk



THE FEATHERSTONE BUILDING OLD STREET EC1

Size: 126,500 sq ft Completion: 2022 Architects: Morris+Company



SOHO PLAC

Size: 285,000 sq ft Completion: 2022 Architects: AHMM Tenants: Apollo Global Management, G-Research

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www.greencoatandgordon.con

ARCHITECT

Squire & Partners

squireandpartners.com

CERTIFICATE (EPC)

Rating: D

DERWENT LONDON

MISREPRESENTATION AC

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