

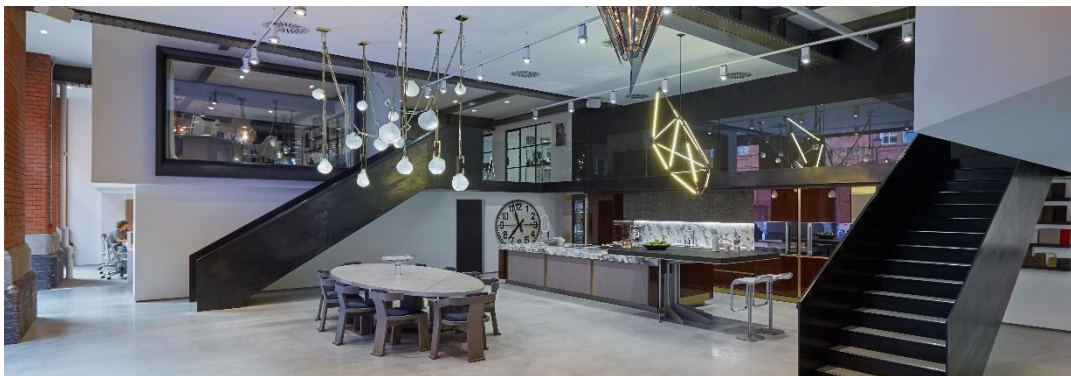
preliminary particulars

unique creative office space

12 francis street, victoria, sw1

2,533 sq ft approx for rent

+ 301 sq ft storage space approx



description

a stunning and impressive fitted space with an abundance of natural light throughout and immense architectural character.

the space has been completely remodelled by eminent interior designer fiona barratt to feature a whole host of interesting features and additions such as impressive double staircase crafted from cold rolled steel, oak stair treads and steel nosings.

the space is fitted with 27 high quality workstations, private showers + w/c's and kitchen with storage. there is a dedicated area for boardroom/ directors offices or architecturally interesting break out space.

attention to detail is supreme and has been the linchpin of design throughout.

HERSHMAN



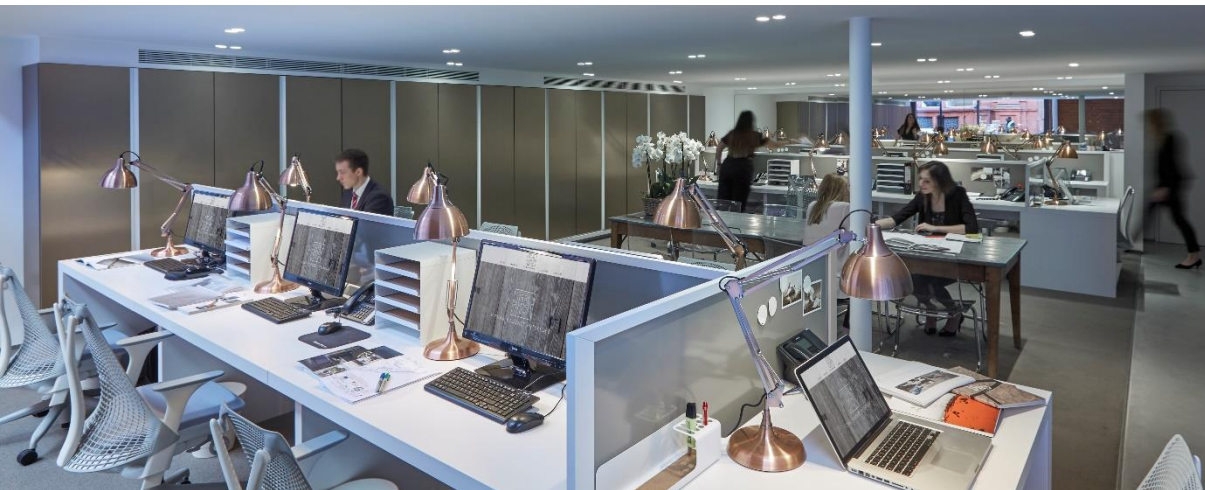
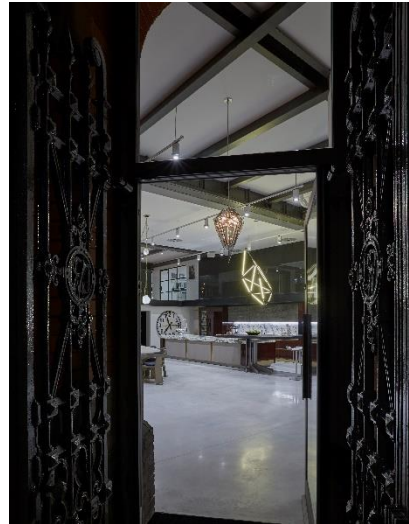
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Misrepresentation Act. These descriptions and measurements do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

location

12 francis street is very well located, being within close walking distance to victoria station, st james's park & westminster. victoria station also benefits from the gatwick express allowing direct access to gatwick airport.

demise

ground floor	1,209 sq ft approx
storage	301 sq ft approx
mezzanine	1,323 sq ft approx.
total	2,834 sq ft approx.

amenities

- fully-fitted and ready-to-go
- very rare, incredibly impressive space
- 5m ceiling heights in part
- fitted out by interior designer fiona barratt to the highest standard
- private kitchen, shower + wc`s
- two dedicated spaces; fitted offices + fitted meeting rooms
- 27 high quality workstations
- excellent natural light throughout
- 24/7 access
- original industrial features and additional finishes
- feature staircases
- landmark building, instantly recognisable space

lease

a new flexible lease available by arrangement

rent

upon application

legal costs

each party to bear their own legal costs incurred in this transaction

possession

upon completion of legal formalities

viewings

via joint sole agents

pilcher hershman

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julian wogman/

simon rinder/ david rosen

tuckerman

020 7222 5511

guy bowring

william dickinson

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