





# More of an EXPERIENCE than an office space



UNEXPECTED

SPACE

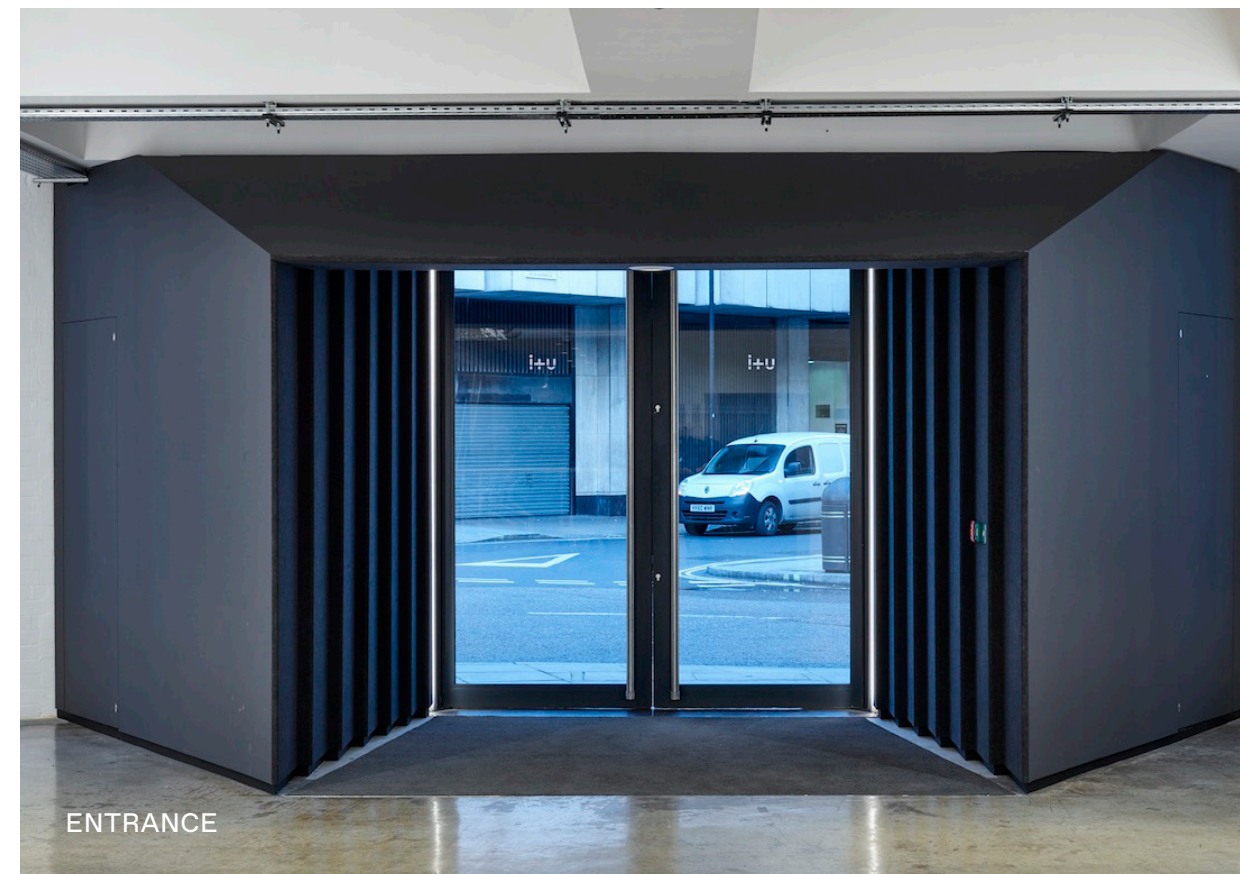
Up to 31,455 sq ft of self-contained,  
unique, award-winning space filled  
with LIGHT, DRAMA and STORY.

UNEXPECTED

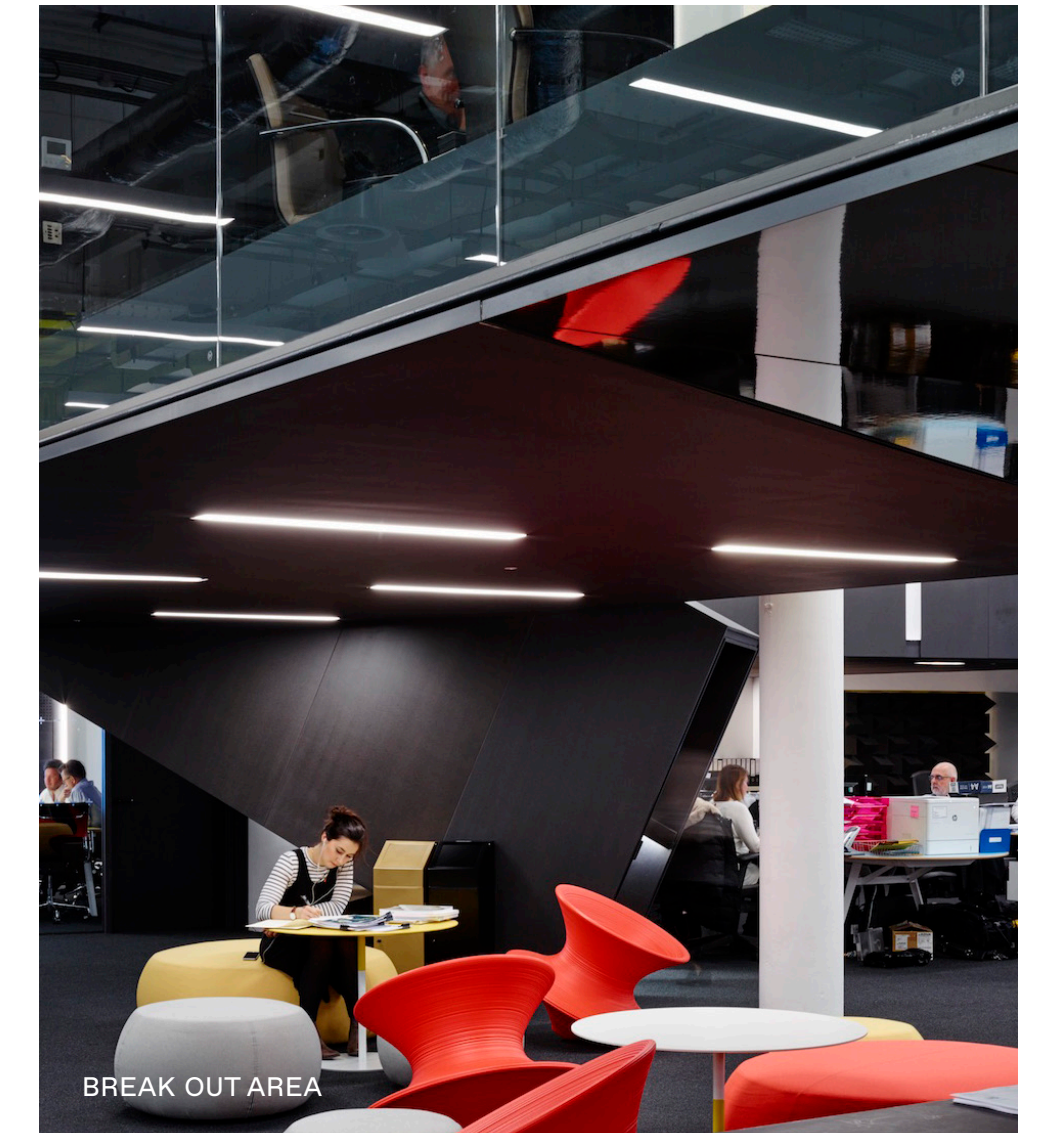
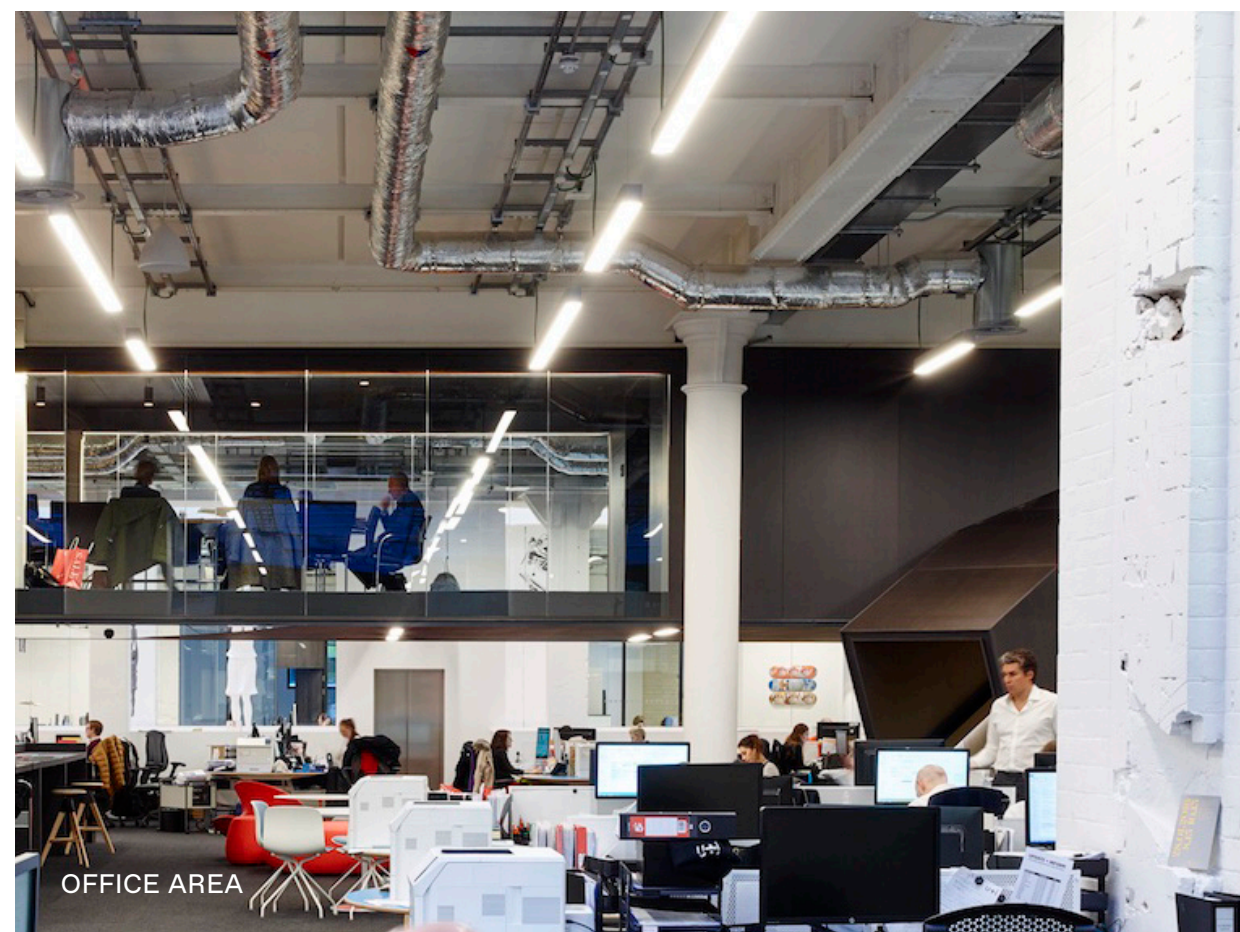
EXPERIENCE

A natural home for brand EXPERIENCE,  
a place to grow with a unique CULTURE.

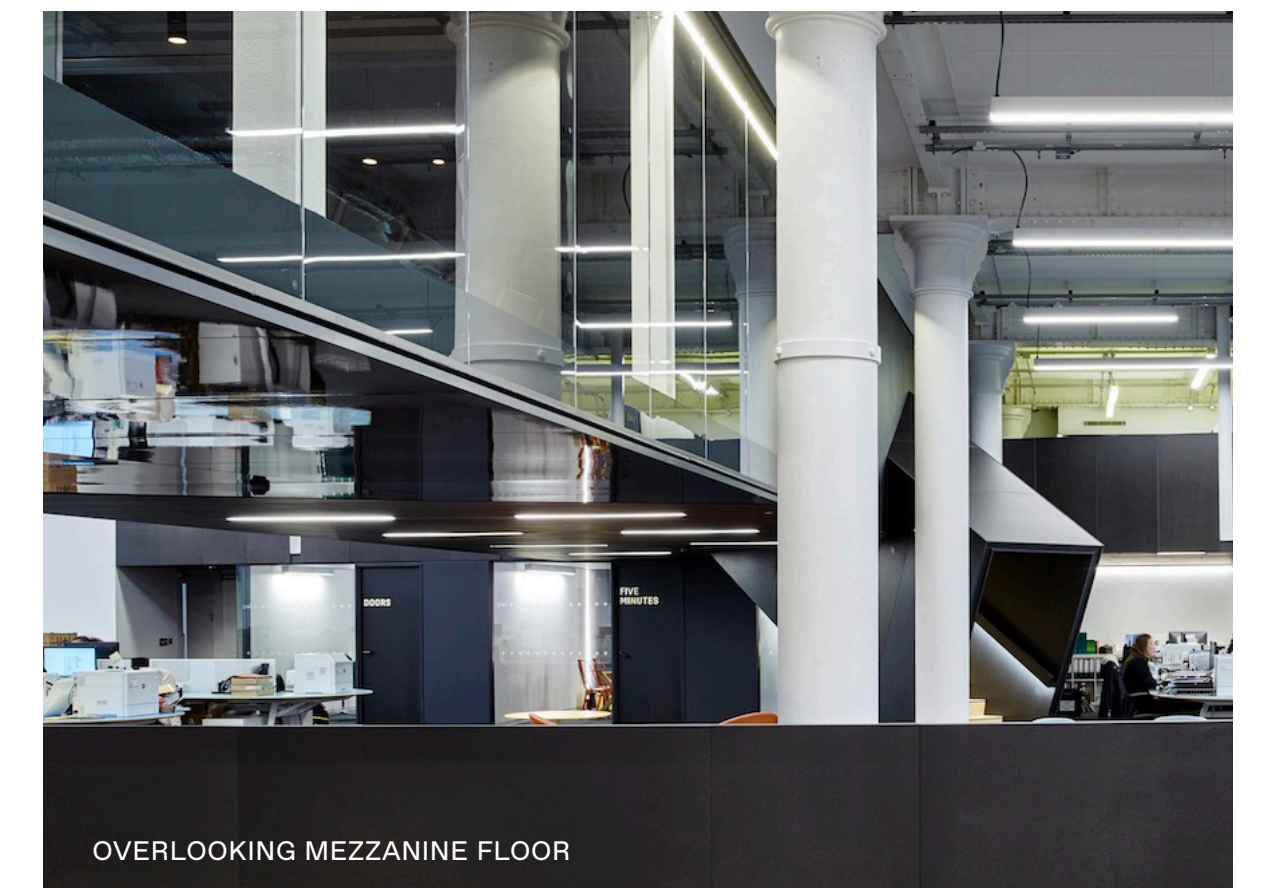




## UNEXPECTED



## INSPIRATION





MEZZANINE MEETING ROOM

UNEXPECTED

LIGHT

FIRST FLOOR SIDE STAIRCASE



UNEXPECTED

LOCATION

A million miles away from the expected,  
only moments from VICTORIA.





DESIGN FOCUSED

DESK SPACE



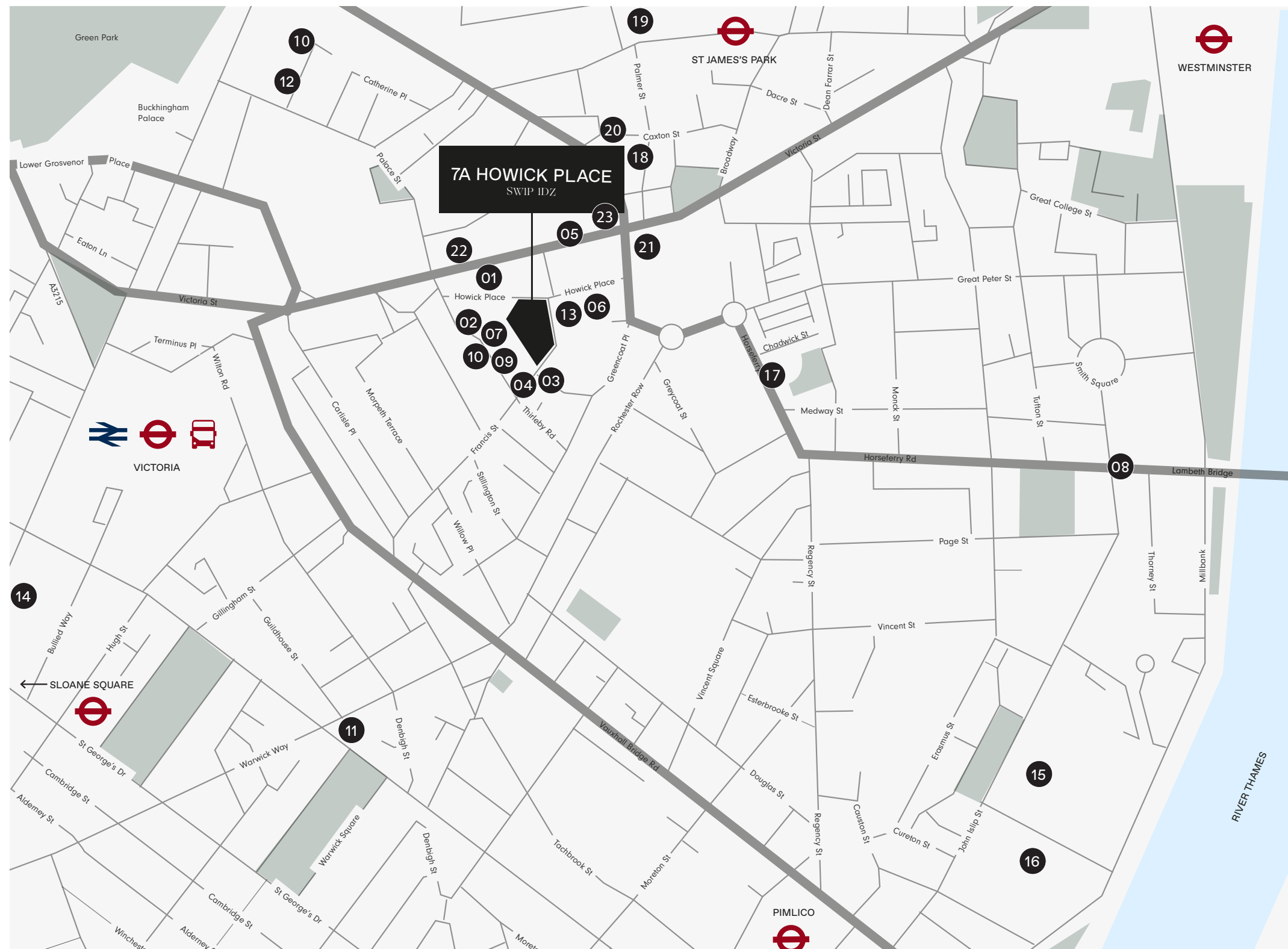
STORAGE SPACE

HIGH QUALITY FIT-OUT



7A HOWICK PLACE  
SW1

AT THE CENTRE OF ONE  
OF LONDON'S MOST  
DYNAMIC BRAND AND  
BUSINESS DISTRICTS



7AHOWICKPLACE.COM

<sup>01</sup> JIMMY CHOO

<sup>02</sup> TOM FORD

<sup>03</sup> MARTIN KEMP DESIGN

<sup>04</sup> FIONA BARRATT INTERIORS

<sup>05</sup> KERING

<sup>06</sup> DESIGN JUNCTION

<sup>07</sup> 1508 LONDON

<sup>08</sup> BURBERRY HQ

<sup>09</sup> NEWSON MARC LTD

<sup>10</sup> DELFINA FOUNDATION

<sup>11</sup> LONDON CONTEMPORARY ART

<sup>12</sup> THE FOUNDATION GALLERY

<sup>13</sup> GIORGIO ARMANI

<sup>14</sup> GOOGLE 123 ACADEMY

<sup>15</sup> TATE PUBLISHING

<sup>16</sup> CHELSEA COLLEGE OF ARTS

<sup>17</sup> 4CREATIVE

<sup>18</sup> ROLLS ROYCE

<sup>19</sup> RESOLUTION LIFE

<sup>20</sup> NOVALPINA

<sup>21</sup> EDELMAN

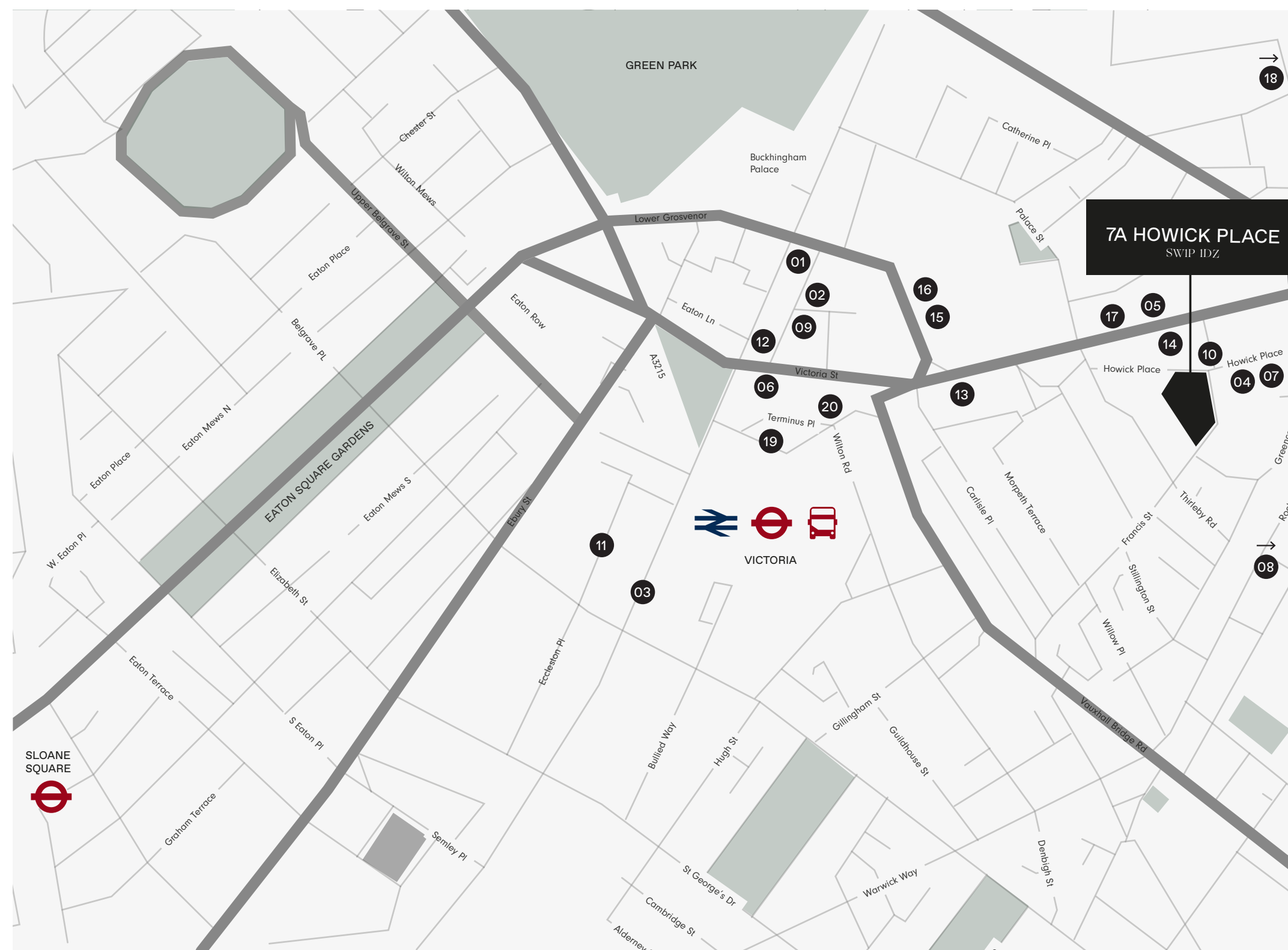
<sup>22</sup> JUPITER ASSET MANAGEMENT

<sup>23</sup> SCHLUMBERGER



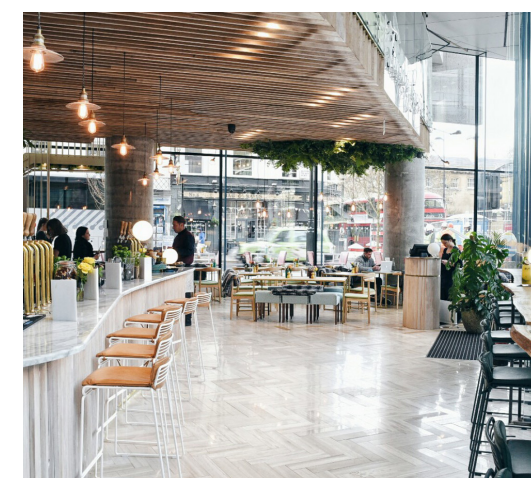
7A HOWICK PLACE  
SW1

# SURROUNDED BY THE BEST OF LONDON'S CULTURE, COFFEE AND CONVENIENCE



7AHOWICKPLACE.COM

01



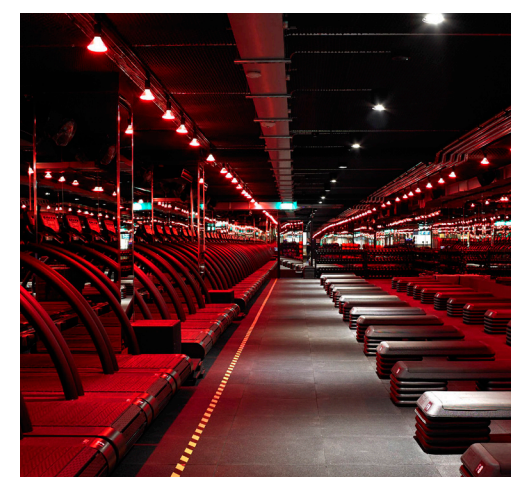
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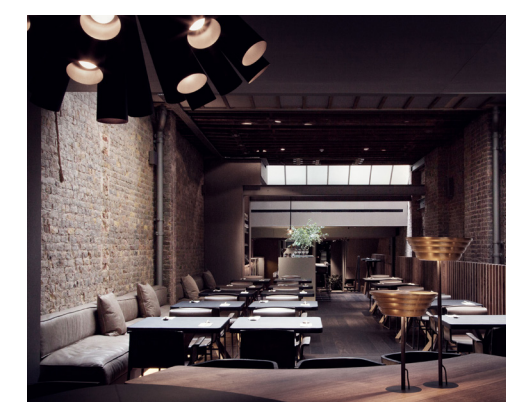
05



17



09



04



01 TIMMY GREEN  
02 RAIL HOUSE CAFE  
03 VICTORIA PLACE  
04 DESIGN JUNCTION  
05 THE IVY VICTORIA  
06 MARKET HALL VICTORIA  
07 IRIS & JUNE  
08 REGENCY CAFE, EST. 1946  
09 STICKS'N'SUSHI  
10 GYMBOX

11 BARRYS BOOT CAMP  
12 PRET A MANGER  
13 JOHN LEWIS  
14 BOOTS  
15 MARKS AND SPENCERS  
16 WAGAMAMAS  
17 JOE & THE JUICE  
18 BUCKINGHAM ARMS  
19 TERMINUS PLACE  
20 HERMANOS COFFEE



# TOTALLY CONNECTED

7A Howick Place is located only a 5 minute walk from Victoria Station, one of London's best-connected commuter hubs, allowing for easy access within Central London and making your team's commute effortless.

7

MINUTES

WALK TO GREEN PARK  
FROM VICTORIA  
UNDERGROUND STATION

9

MINUTES

TO KINGS CROSS  
FROM VICTORIA  
UNDERGROUND STATION

12

MINUTES

TO BANK FROM  
ST JAMES'S PARK

30

MINUTES

TO GATWICK AIRPORT  
FROM VICTORIA  
UNDERGROUND STATION

14

MINUTES

TO PADDINGTON  
FROM VICTORIA  
UNDERGROUND STATION

17

MINUTES

TO CANARY WHARF  
FROM ST JAMES'S PARK



# UNEXPECTED AND UNRIVALLED



# AWARD-WINNING OFFICE WITH HIGH QUALITY, DESIGN FOCUSED FIT-OUT

## LETTING OPTIONS

### OPTION 1

Assignment of the whole of 7A Howick Place totalling 31,455 sq ft on a lease expiring Feb 2025, granted within the Landlord & Tenant Act 1954. 3,952 sq ft is currently let to Realstar Group by way of a sub lease. Therefore, the current vacant space excluding Realstar is 27,503 sq ft. Further details on this can be provided upon request.

### OPTION 2

Sublet of the current vacant space on the ground, first and mezzanine level totalling 27,503 sq ft (excluding Realstar Group).

### OPTION 3

Sublet of the current vacant space on the first floor (12,719 sq ft) and mezzanine (2,145 sq ft) totalling 14,864 sq ft. Existing fit out available if required (see plan).

## SPECIFICATION

- + On-street front door
- + Generous reception area
- + Auditorium and events space
- + 24/7, year-round access
- + Varied floor-to-ceiling heights (majority at minimum clear height of 4.2m)
- + 1:10 sq m occupational density
- + Passenger lift and separate goods lift
- + 10 dedicated meeting rooms
- + 24-person capacity boardroom
- + Cycle storage facilities
- + 14 superloo WCs
- + 2 showers and changing facilities with storage lockers
- + Fully-fitted kitchen facilities
- + BCO compliant lighting with fully addressable DALI controls
- + VRF air condition system
- + Fresh air within meeting rooms at 12.0L/s per person
- + Fresh air within office at 10.0L/s per person
- + Sonos audio system (fully-integrated, centrally-controlled and zoned)





# LETTING OPTIONS



# GROUND FLOOR

TOTAL: 13,258 SQ FT  
CURRENT VACANT SPACE: 12,639 SQ FT  
REALSTAR GROUP SUB LEASE: 619 SQ FT

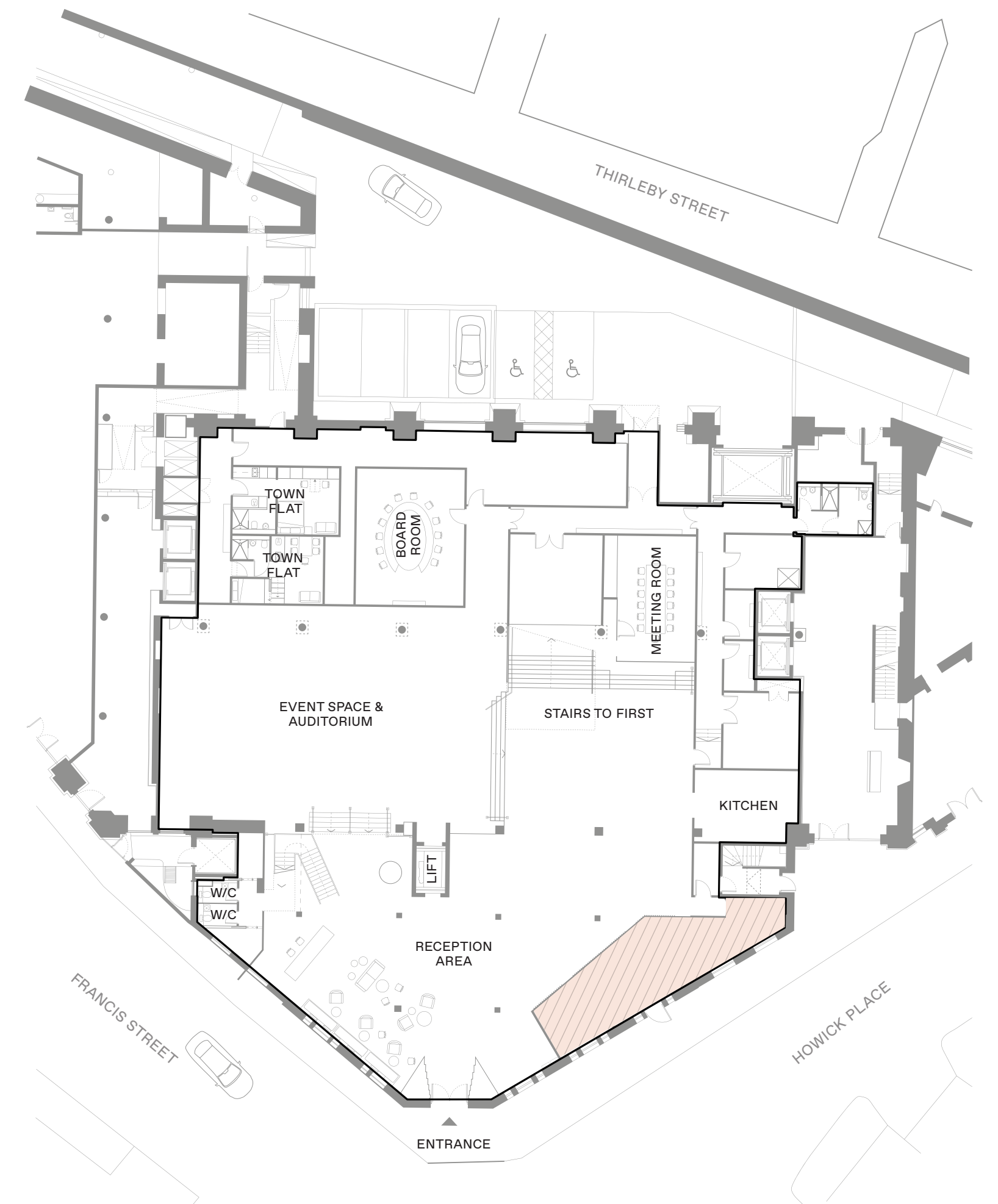
## OPTION 1

Assignment of the whole 31,455 sq ft.

3,952 sq ft currently let to Realstar Group by way of a sub lease on ground and first.

Current vacant space excluding Realstar is across whole is 27,503 sq ft.

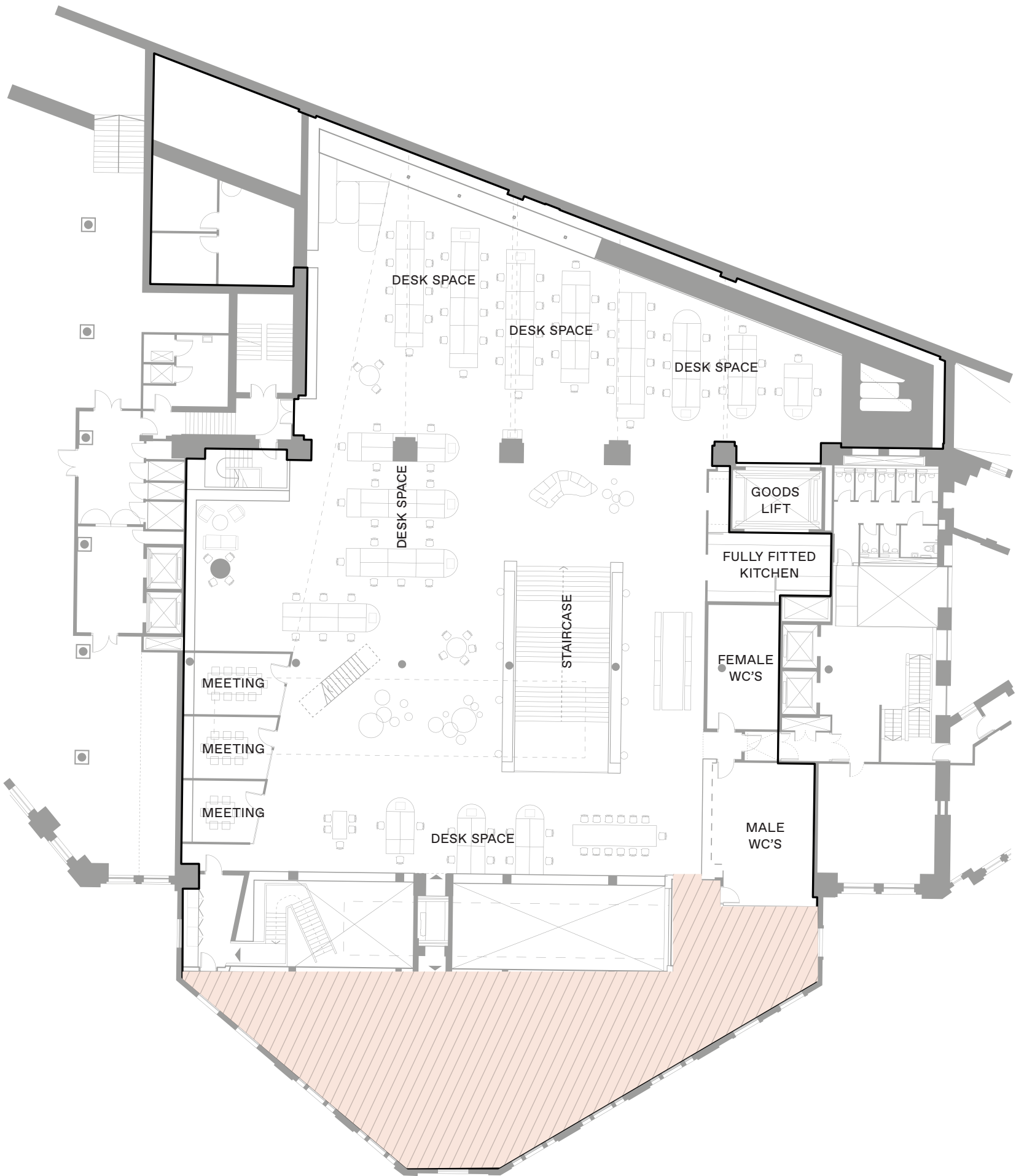
Further details on this can be provided upon request.





# FIRST FLOOR

TOTAL: 16,052 SQ FT  
CURRENT VACANT SPACE: 12,719 SQ FT  
SUBLET TO REALSTAR GROUP: 3,333 SQ FT



DESKS: 94  
MEETING ROOMS: 3

AVAILABLE WITH OR WITHOUT FITTINGS

# MEZZANINE

CURRENT VACANT SPACE:  
2,145 SQ FT



MEETING ROOMS: 5

AVAILABLE WITH OR WITHOUT FITTINGS

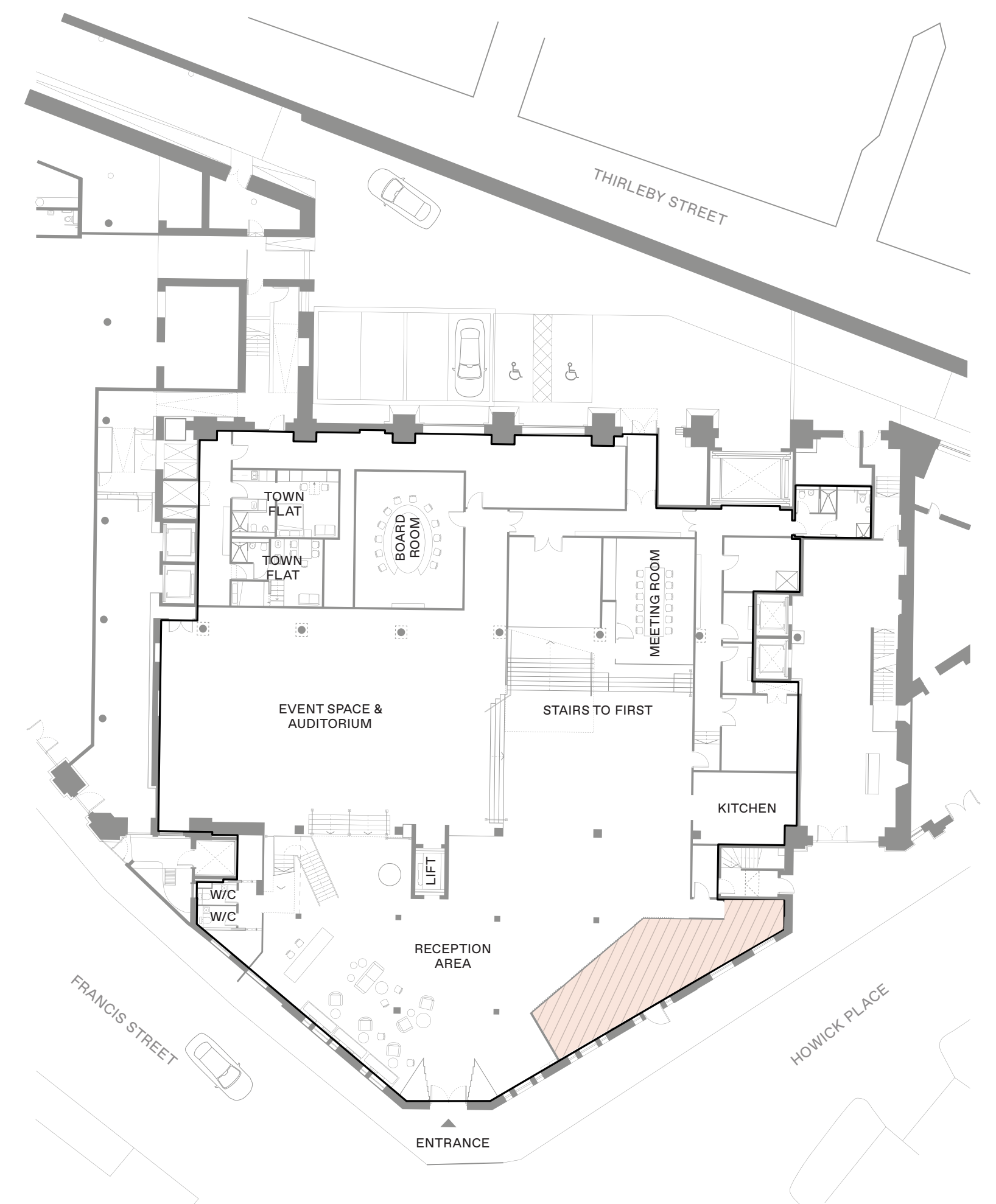


# GROUND FLOOR

CURRENT VACANT SPACE:  
12,639 SQ FT

## OPTION 2

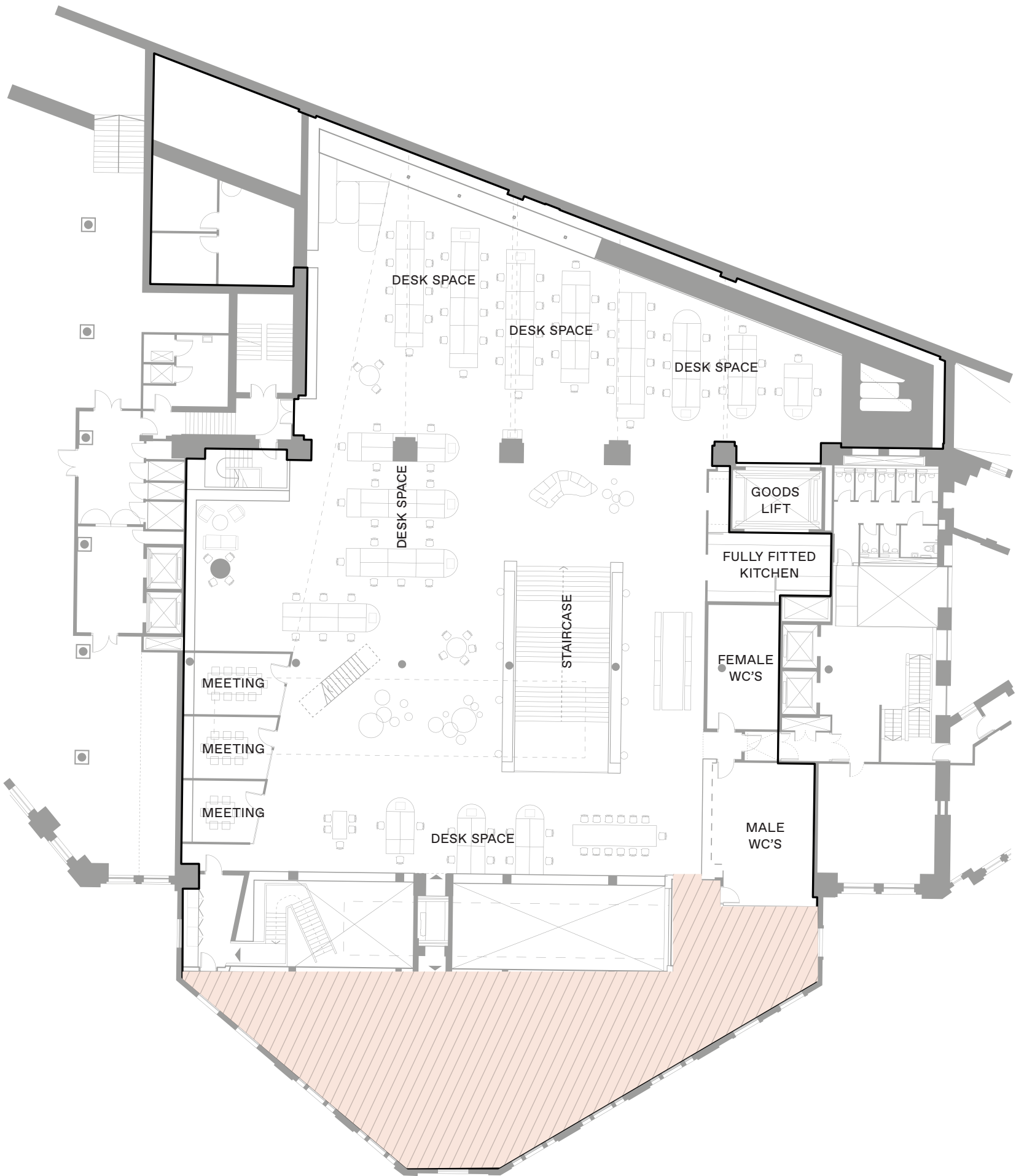
Sublet of the current vacant space  
on the ground, first and mezzanine  
level totaling 27,503 sq ft (excluding  
Realstar Group).





# FIRST FLOOR

CURRENT VACANT SPACE:  
12,719 SQ FT



DESKS: 94  
MEETING ROOMS: 3

AVAILABLE WITH OR WITHOUT FITTINGS

# MEZZANINE

CURRENT VACANT SPACE:  
2,145 SQ FT



MEETING ROOMS: 5

AVAILABLE WITH OR WITHOUT FITTINGS

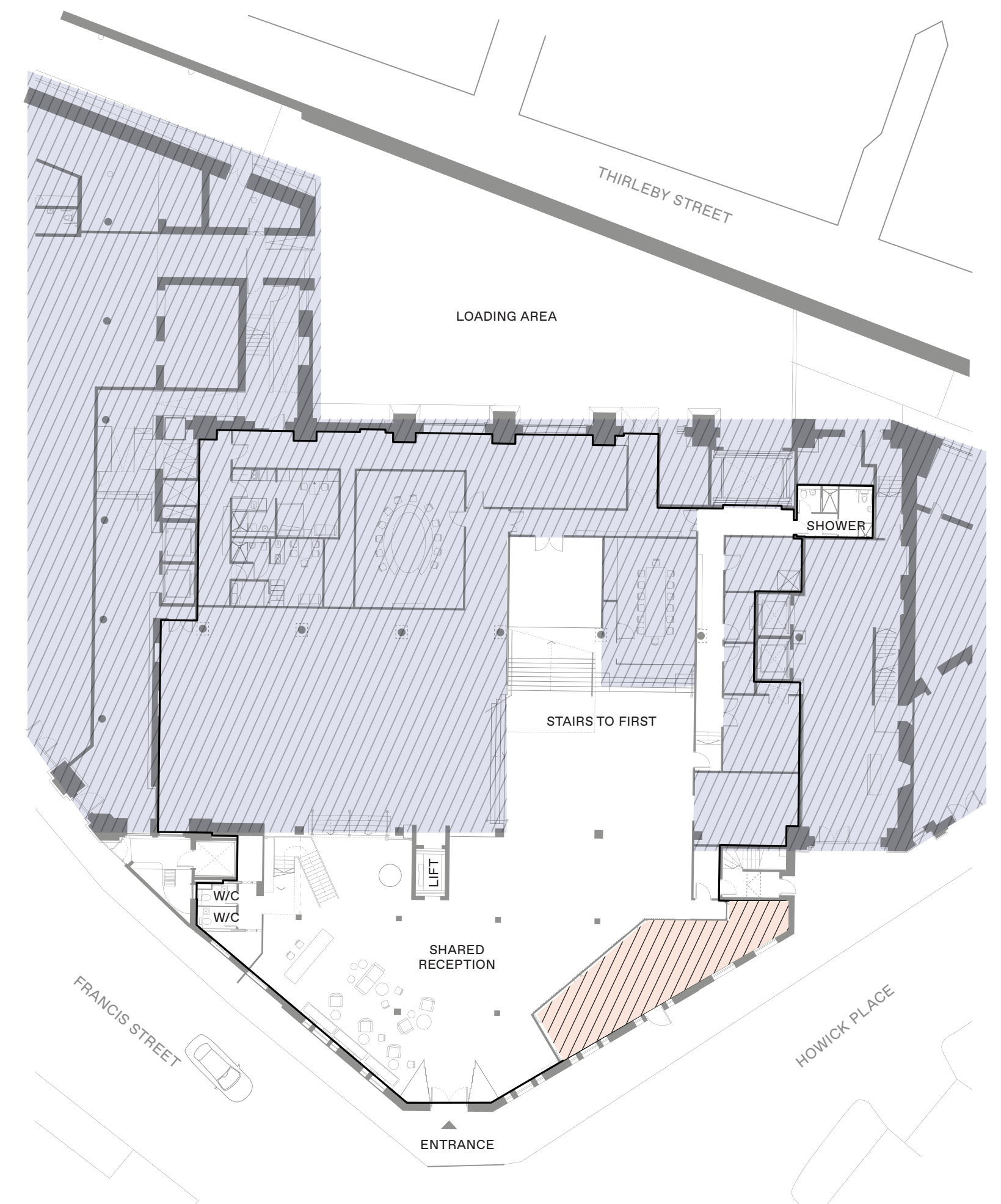


# GROUND FLOOR

SHARED RECEPTION

## OPTION 3

Sublet of the current vacant space on the first floor (12,719 sq ft) and mezzanine (2,145 sq ft) totaling 14,864 sq ft.

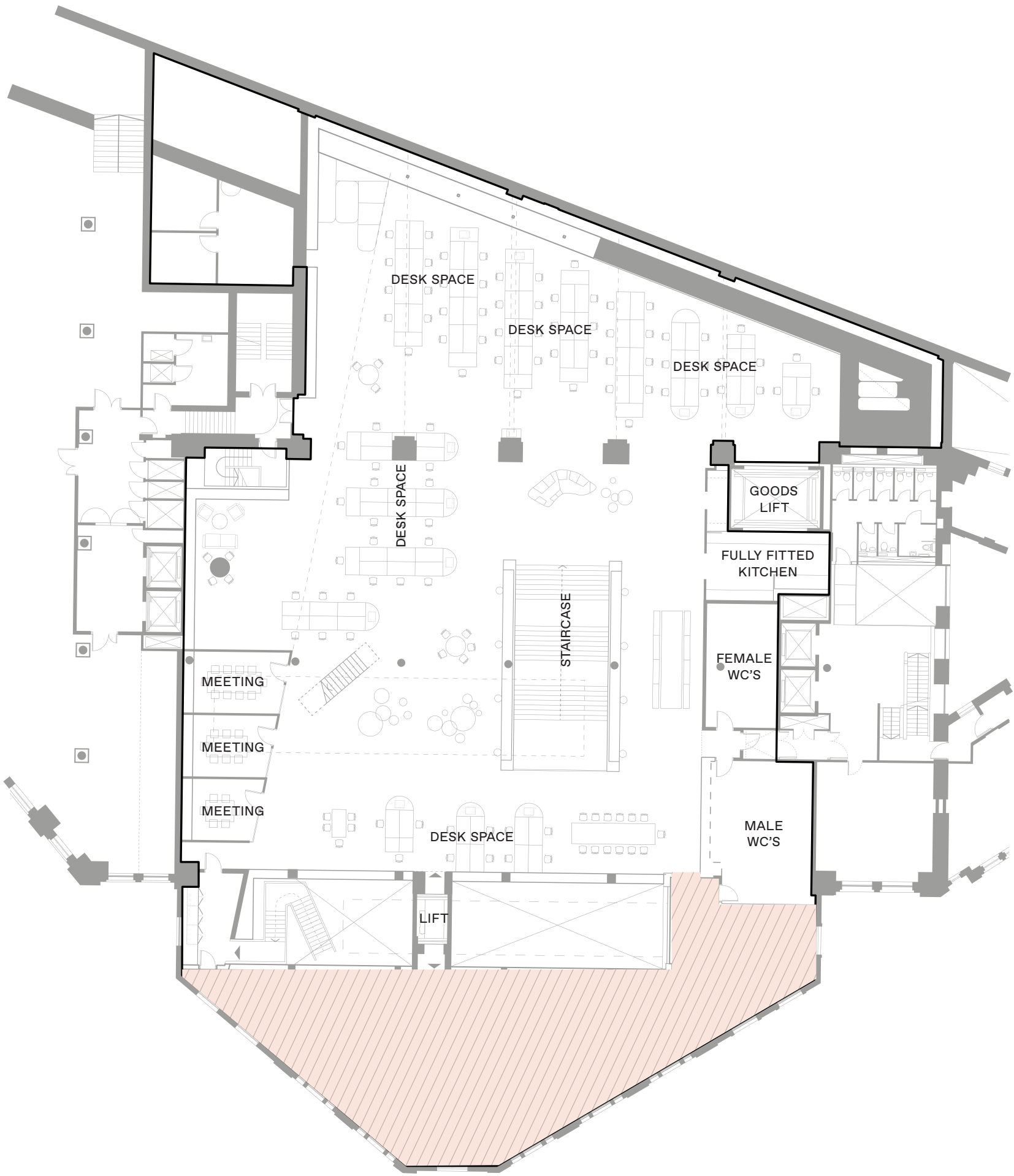


● OCCUPIED  
● REALSTAR GROUP



# FIRST FLOOR

CURRENT VACANT SPACE:  
12,719 SQ FT

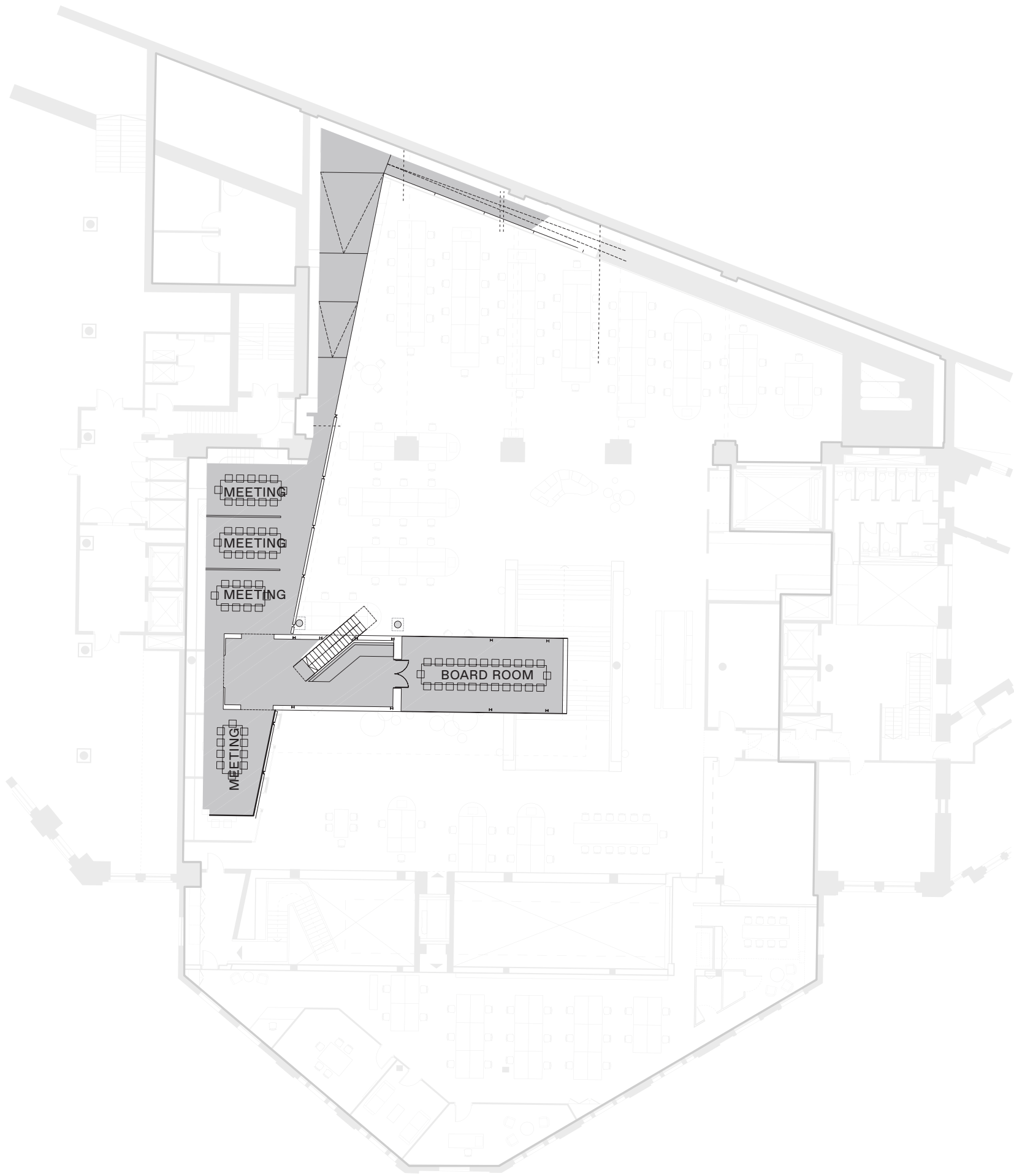


DESKS: 94  
MEETING ROOMS: 3

AVAILABLE WITH OR WITHOUT FITTINGS

# MEZZANINE

CURRENT VACANT SPACE:  
2,145 SQ FT



MEETING ROOMS: 5

AVAILABLE WITH OR WITHOUT FITTINGS



# FOR FURTHER INFORMATION

The leasehold interest in 7A Howick Place is available by way of an assignment or sub-lease. The existing lease term expires 10th February 2025 and is granted within the Landlord & Tenant Act 1954.

3,952 sq ft is currently let to Realstar Group by way of sub-lease.  
Further details can be provided upon request.

## CONTACT

### CBRE

JOE GIBBON	MATT CHICKEN	PHILLIP HOWELLS
JOSEPH.GIBBON@CBRE.COM	MATT.CHICKEN@CBRE.COM	PHILLIP.HOWELLS@CBRE.COM
+44 (0) 7585 987 546 +44 (0) 20 3257 6173	+44 (0) 7852 205 099 +44 (0) 20 7182 2023	+44 (0) 7836 223 161 +44 (0) 20 7182 2648

### PILCHER●LONDON

DAVID JACKSON	JULIAN WOGMAN
DAVIDJACKSON@PILCHER.LONDON	JULIANWOGMAN@PILCHER.LONDON
+44 (0) 7801 415 957 +44 (0) 20 7399 8606	+44 (0) 7834 789 346 +44 (0) 20 7399 8602



7A HOWICK PLACE  
SW1