

preliminary particulars
unique creative office space
12 francis street, victoria, sw1
5,758 sq ft approx.

for rent



description

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

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

the space is fitted with 27-36 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.

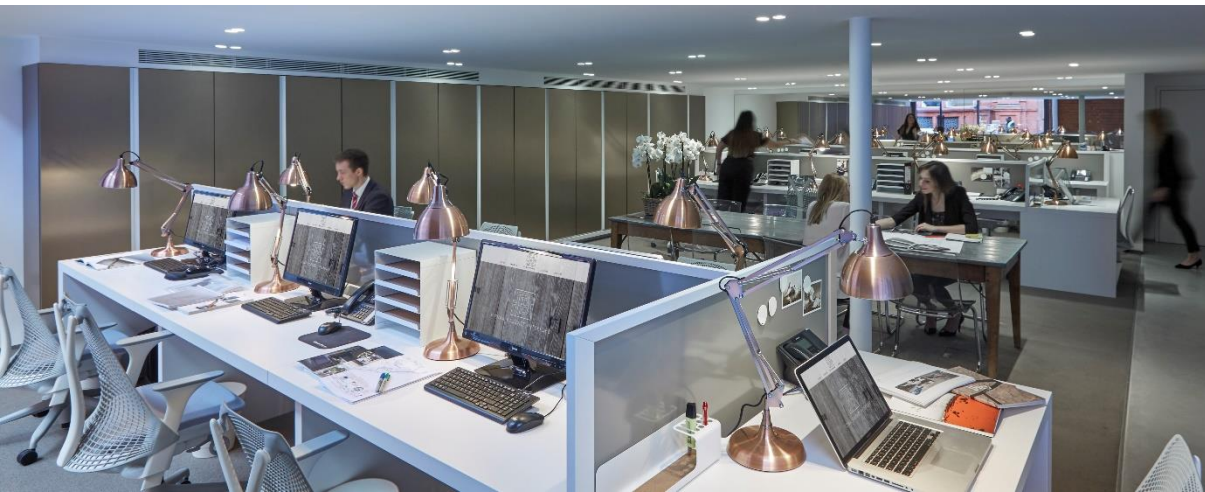
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Misrepresentation Act. These descriptions and measurements do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

location

12 francis street is 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

| | |
|-----------|---------------------|
| mezzanine | 1,935 sq ft |
| ground | 3,301 sq ft |
| storage | 511 sq ft |
| total | 5,748 sq ft approx. |

amenities

- opportunity to acquire rare architecturally interesting space (sale or lease)
- car parking included
- fully-fitted and ready-to-go
- very rare, incredibly impressive space
- 5m ceiling heights in part
- designed by fiona barratt to the highest standard
- private kitchen, shower + wc`s
- fitted offices + fitted meeting rooms
- 27-36 high quality workstations
- excellent natural light throughout
- 24/7 access
- original industrial features and additional finishes
- feature staircases
- landmark building, instantly recognisable space
- storage space
- dual access

lease

a new flexible lease available by arrangement

rent/ sale

upon application

legal costs

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

possession

upon completion of legal formalities

viewings

via sole agents

pilcher london
020 7399 8600
julian wogman/
simon rinder/ david rosen

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