



Range of central office space from 1,461 sq ft to 5,118 sq ft in the heart of Westminster, SW1.

— Fitted office floors

— Air conditioning

— Manned reception

— Bicycle storage

— Shower facilities

— Fibre connectivity

# 20 Victoria Street

London, SW1H 0NB

AVISON  
YOUNG



## Summary

<b>Available Size</b>	1,461 to 5,118 sq ft / 135.73 to 475.48 sq m
<b>Rent</b>	£49.50 - £67.50 per sq ft
<b>Rates Payable</b>	£17 per sq ft Please check VOA
<b>Service Charge</b>	£18.54 per sq ft
<b>EPC</b>	Upon enquiry

## Property Highlights

Victoria Street offers fitted office space with desks over a number of floors. The ground floor reception has recently been remodelled with a waiting area. Features of this office space include communal cycle storage and shower facilities.

You'll find great views from the upper floors and the 8th floor is home to a private terrace and they all come with everything you would expect of todays modern office space including air conditioning and LED lighting.

## Location

Victoria Street lies in the heart of Westminster nearby to a range of iconic landmarks such as Westminster Abbey, Buckingham Palace and St. James's Park. Easy to reach by tube makes this the ideal central London location. In under 13 minutes St. James's Park, Westminster and Victoria tube stations can be reached on foot.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
6th - fitted floor	913	84.82	Let
4th - Small fitted unit	654	60.76	Let
2nd	1,461	135.73	Let
1st	1,461	135.73	Let
Ground - & LG	2,196	204.02	Let
<b>Total</b>	<b>6,685</b>	<b>621.06</b>	

## Specification

Fitted offices floors with desking and kitchens on each floor  
Suspended ceilings with inset LED lighting  
Air conditioning  
Exclusive terrace on the 8th floor  
Cycle storage  
Shower facilities

## Terms

New flexible leases direct from the landlord for a term by arrangement. Rolling breaks from February 2026



**Harriet De Freitas**

07940516827 | (0)7940 516 827

harriet.defreitas@avisonyoung.com



**Charles Henry**

07442 485 123

charles.henry@avisonyoung.com