

**VICTORIA FREEHOLD FOR SALE**  
**SELF CONTAINED OFFICE BUILDING**  
**28,138 SQ FT**  
**1 VINCENT SQUARE, LONDON SW1**  
**DEVELOPMENT OPPORTUNITY**



**Location:** Vincent Square is located in Victoria between the main thoroughfares of Vauxhall Bridge Road, Rochester Row and Horseferry Road. Victoria is characterised by corporate, government, and headquarters business occupiers, as well as excellent amenities including some of London's best hotels, restaurants, and retailing.

The immediate area provides corporate headquarters for a number of major occupiers such as American Express, Channel 4, P&O, 3i and Balfour Beatty.

The subject property is situated on the east side of Vincent Square looking onto Westminster School's playing fields. Communications are excellent with Victoria Underground Station (Victoria, Circle and District lines) and Victoria Mainline station providing access to London, Gatwick airport and the South East.

**Description:** 1 Vincent Square comprises a concrete framed and brick office property, constructed in the 1960's and set out over lower ground, ground and five upper floors, with seven parking spaces in the basement accessed via a ramp. The building fronts onto Vincent Square, and is bounded by Rutherford Street and Fynes Street. It benefits from excellent natural light on three sides due to its situation on a corner plot.

The building was refurbished in the mid 1990's and provides centrally heated accommodation, with suspended ceilings, underfloor trunking and double glazing. It has male and female WCs on each floor and benefits from two cores, each serviced by an automatic passenger lift. The building has a ramped side access, with disabled WCs on two floors, therefore making it DDA compliant.

The fifth floor is set back, providing a roof terrace with views over the square.

<b>Floor Areas:</b>	<b>Floor</b>	<b>Use</b>	<b>Square Metres</b>	<b>Square Feet</b>
	Fifth Floor	Offices	273.2	2,941
	Fourth Floor	Offices	433.2	4,663
	Third Floor	Offices	433.2	4,663
	Second Floor	Offices	433.2	4,663
	First Floor	Offices	432.2	4,652
	Ground Floor	Offices	384.7	4,141
	Lower Ground	Offices	200.0	2,153
	Lower Ground	Storage	24.3	262
	<b>Total</b>		<b>2,614.0</b>	<b>28,138</b>

**Tenure:** **FREEHOLD**

**Price:** **£11,000,000**, subject to contract, exclusive of VAT, which reflects £390 per sq ft.

The property is held in an offshore SPV which may be available.

**Considerations:**

- Prime Headquarters Office Building
- Freehold
- Potential conversion to Residential (subject to necessary consents)
- Vacant possession

**Viewing:** By appointment with the sole agents Godfrey Vaughan:  
Willem Janssen / Nick Pemberton – **020 7659 4949**

**NB Particulars and photographs may be viewed on our website:**  
[www.godfreyvaughan.co.uk](http://www.godfreyvaughan.co.uk)

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