



**AGENCY**

**OFFICE**

# THE ZIG ZAG BUILDING, VICTORIA STREET CITY OF WESTMINSTER, LONDON SW1E 6SQ

**GRADE A NEW OFFICES TO LET**



## DESCRIPTION

The suite benefits from the following specification and amenities:

- Cycle / Lockers / Showers
- Enhanced Raised Floors (175mm)
- Designed at 1 person per 8 sq m
- Resilient Power Supply

## LOCATION

The newly built Property comprises 187,000 sq ft of high-end commercial office space on an island site surrounded by restaurants, retail and an imaginative new public realm. Prominently located on the north side of Victoria Street, it sits conveniently between Victoria and St James's Park overground and underground stations (National Rail, Victoria, District and Circle lines). We offer a rare 5,059 sq ft suite in this unique building on the part 5th floor.

## ACCOMMODATION

sq ft

Floors / Units	Size
Part 5th	5,059 sq ft (469.98 sq m)
<b>Total</b>	<b>5,059 sq ft (469.98 sq m)</b>

## ADDITIONAL INFORMATION

Lease: Available by way of a new flexible sub-lease for a term by arrangement.

- Guiding Rent: £80.00 per sq ft
- Rates: Est. £28.68 per sq ft
- Service Charge: Est. £10.00 per sq ft

<b>TENURE</b>	<b>LEASEHOLD</b>	
<b>PRICE</b>		
<b>SIZE</b>	<b>5,059 SQ FT</b>	<b>EPC B</b>

## KEY FEATURES

- All New CAT A Services
- Concierge Service
- Four-Pipe Fan Coil Air-Conditioning
- 6 Passenger Lifts & Goods Lift
- BREEAM Rating 'Excellent'

## FOR FURTHER INFORMATION

### MR DAVID HERZOG

020 7338 4292

david.herzog@bnpparibas.com

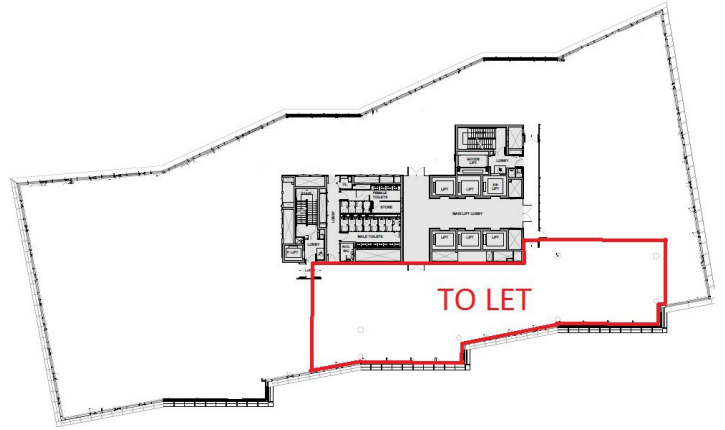
### MISS ALICE THORNTON

020 7338 4356

alice.thornton@bnpparibas.com

# SEARCH FOR SIMILAR PROPERTIES ON OUR WEBSITE

[REALESTATE.BNPPARIBAS.CO.UK](http://REALESTATE.BNPPARIBAS.CO.UK)



  
**FOLLOW US  
FOR ALL OUR  
LATEST NEWS  
@BNPPRE\_UK**

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.