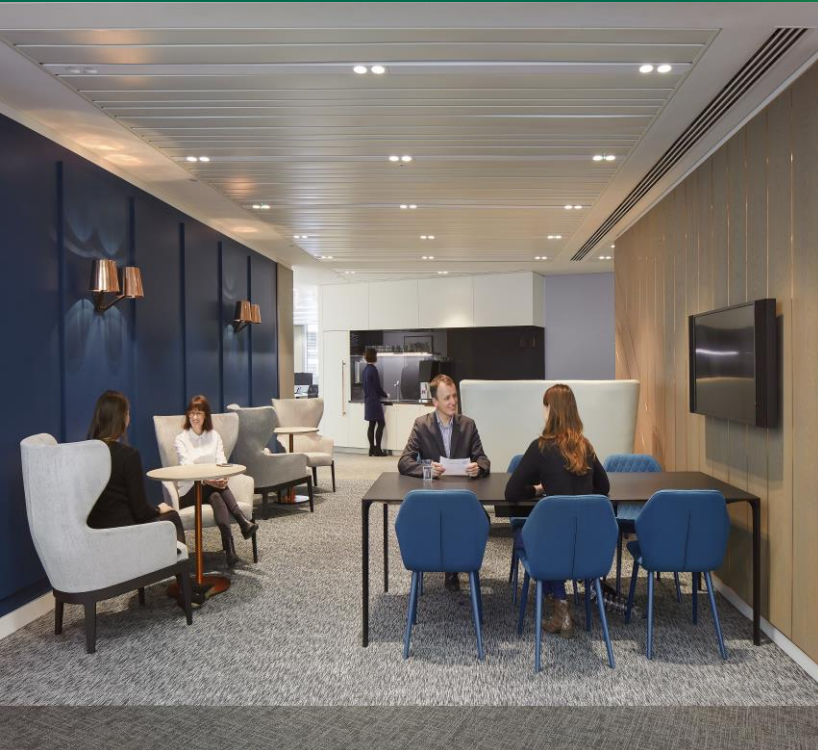


TO LET

The Zig Zag Building, 70 Victoria Street, SW1

Exceptional Fully Fitted office - 22,819 sq ft

Entire 2nd floor available TO LET



TO LET

The Zig Zag Building, 70 Victoria Street, SW1



DESCRIPTION

Floor	Area (sq ft)	Area (sq m)
2 nd Floor	22,819	2,120
Total	22,819	2,120

The Zig Zag Building was built in 2015 with the entire 2nd floor only being occupied from 2016. The floor has been fitted out to an extremely high specification throughout with multiple break-out areas, private offices, internal meeting rooms, storage and desks for c. 250 people. There is a private terrace on the north west corner.

The lower ground benefits from extensive amenities with 196 lockers, 187 cycle spaces, 18 showers and a full towel service as well as a dry cleaning service.



SPECIFICATION

- High quality fit out in situ
- 1:8 sq m occupational density
- Four-pipe fan coil air-conditioning
- Full access raised floor
- Private terrace
- Cycle / Lockers / Showers / Towels
- Executive drop off point
- BREEAM rating 'Excellent'
- EPC 'B'
- 6 Passenger lifts & Goods lift
- Concierge service
- 2 Car Parking spaces



TERMS

- Lease: An Assignment or sub-lease expiring November 2030.
- Passing rent: £76.50 per sq ft
- Rates: £33.85 per sq ft
- Service charge: £11.44 per sq ft



LOCATION

The property is located on the North side of Victoria Street, equidistant between Victoria Station (Underground and Mainline station) and St James Park Station (Underground station).



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1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy

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3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.

4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. September 2019.

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