

metru's

7A STRUTTON GROUND

VICTORIA, SW1

SELF-CONTAINED OFFICE IN THE HEART OF VICTORIA



ADP

STRUTTON
GROUND SW1
CITY OF WESTMINSTER

OLD PYE
STREET SW1
CITY OF WESTMINSTER

GENIUS
07970 441 122

Ultra
VIBE

1mobile
the technology hub

1mobile
the technology hub

VAPES
&
TOBACCO



Tobacco
& Vape

PEDESTRIAN
ZONE
No load
Mon -
11.30 am -
2.30 pm
Mon
7 am - 6 pm

ACCOMMODATION

Located on the corner of Strutton Ground and Old Pye Street, 7 Sutton Ground offers unparalleled access to London's most iconic landmarks and vibrant cultural hubs. This prime location places residents just moments away from one of Victoria's busiest street markets, the historic charm of St. James's Park, the bustling energy of Victoria Station, and the refined elegance of Belgravia.

A refurbished self-contained building offering 1,256 sq ft of workspace with its own dedicated entrance leading to a welcoming reception area, with stairs to the first floor comprising two separate rooms. The second floor includes a kitchenette and two additional rooms, one benefiting from a charming pitched roof.

FLOOR	SIZE SQ FT	SIZE SQ M	GUIDING RENT (PSF)	ESTIMATED RATES (PSF)
Entire 1 st & 2 nd	1,256	117	55.00	30.05

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

TERMS

The space is available by way of a new lease direct from the Landlord.

TIMING

Available immediately

EPC

EPC available upon request

FEATURES

- Comfort cooling
- Kitchenette
- Male and Female WCs
- Natural Light
- Perimeter trunking
- Self-contained

TRANSPORT LINKS

7 Strutton Ground benefits from exceptionally central transport links in Westminster. The property is moments from Strutton Ground Market, with frequent local buses calling close by. London Underground and National Rail services are within easy walking distance, with Victoria station just a few minutes away, offering Victoria, District and Circle line services as well as mainline and Gatwick Express connections. St James's Park station is also a short stroll, providing additional District and Circle line access to the City and West End. Numerous bus routes serve the area, ensuring excellent connectivity across central London.

DRINKS

The Alchemist
The Palm House
Rubens at the Palace
Market Hall
Timmy Green

BEAUTY & WELLBEING

Glow Bar London
Townhouse Nails
Gymbox Victoria
The Groom Room
Thai Spa Victoria

MEDICAL

Grosvenor Gardens Healthcare
Pimlico Health Centre
Specsavers
Victoria Dental Care

CULTURE

Victoria Palace Theatre
Eccleston Yards
Queens Gallery at Buckingham
Palace
Tate Britain
Phoenix Theatre

SHOPPING

Elizabeth Street (Belgravia)
Cardinal Place

HOTELS

The Goring
Rubens at the Palace
The Resident, Victoria
Taj 51 Buckingham Gate

COFFEE

Ole & Steen
Tomtom Coffee House
Notes
Iris & June
Buscuiteers

FOOD

The Ivy
The Goring Dining Room
The Grafton Arms
Bagelicious
Bill's Victoria
The Albert



CONTACT

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