

TWO
BESSBOROUGH
STREET



Because flexibility is everything

For future-proof and flexible workspace, a new office at Two Bessborough Street is the place to be.

An adaptable workspace is essential not just for your current needs, but also to give you flexibility for the future. With this in mind, Two Bessborough Street has been designed with interiors and furniture that allows you to work more flexibly and maximise your team's potential. Add into the mix a central London location, right above Pimlico tube station and Two Bessborough Street provides you with the ideal workspace.

Each furniture element has been carefully considered for not only its practicality but also its environmental sustainability. The end result is a refreshing, unique and liberating scheme housed in the heart of Pimlico.



Total building area

36,553 SQ FT

Typical floor size

5,300 SQ FT

Number of floors

8

On-site meeting rooms

6



Fully fitted floors ready when you are

With the fit-out, furniture, meeting rooms and everyday services taken care of by The Crown Estate, you're free to focus on your business.

We've spent a lot of time focusing on the finer details to make Two Bessborough Street as flexible as possible in terms of the floor space and furniture, while the fresh interiors offer the opportunity to put your individual stamp on the space. For a completely hassle-free experience and peace of mind, customers can enjoy a range of all-inclusive services, such as meeting room spaces, cleaning and utilities, fibre internet and the high-quality building management you'd expect in a property from The Crown Estate.



CGI for illustrative purposes only



LOCATION

Community spirit

An office in the heart of Pimlico combines the perks of being a short journey to Victoria and the West End, with an urban village atmosphere, green spaces and the riverside all on your doorstep.



Brewhouse, 5 min walk

Khallouk & Taylor Deli, 3 min walk



Tate Britain, 7 min walk



Thames Path, 14 min walk



The streets surrounding the building are alive with local pubs, independent boutiques and artisan coffee shops, and the nearby green spaces of St. George's Square and Bessborough Gardens are the perfect spot for lunch or al fresco meetings. Just a short walk away, enjoy Victoria's lively dining scene, Tate Britain for culture and the open spaces of the Thames riverside.



LOCATION



Restaurants & Eateries

- 1 Moo Cantina Pub & Kitchen
- 2 Preto Victoria
- 3 Cask Pub & Kitchen
- 4 Sri Suwoon
- 5 Nova Food Quarter
- 6 Lorne
- 7 Artist Residence
- 8 A.Wong
- 9 Tozi
- 10 Cacio & Pepe
- 11 Pimlico Fresh
- 12 The Queens Arms

Cafés & Bakeries

- 1 Little Bread Pedlar
- 2 Gail's Bakery Pimlico
- 3 Regency Cafe
- 4 Grumbles
- 5 The Roasting
- 6 Morena, Eccleston Yards
- 7 The Rochester Cafe
- 7 Khallouk and Taylor
- 8 Brewhouse

Retail

- 1 Modes & More
- 2 Cardinal Place
- 3 Dovers Flowers
- 4 Wine Rack
- 5 Victoria Place
- 6 Belgravia Books
- 7 Flowers By Van Twisk

Art & Culture

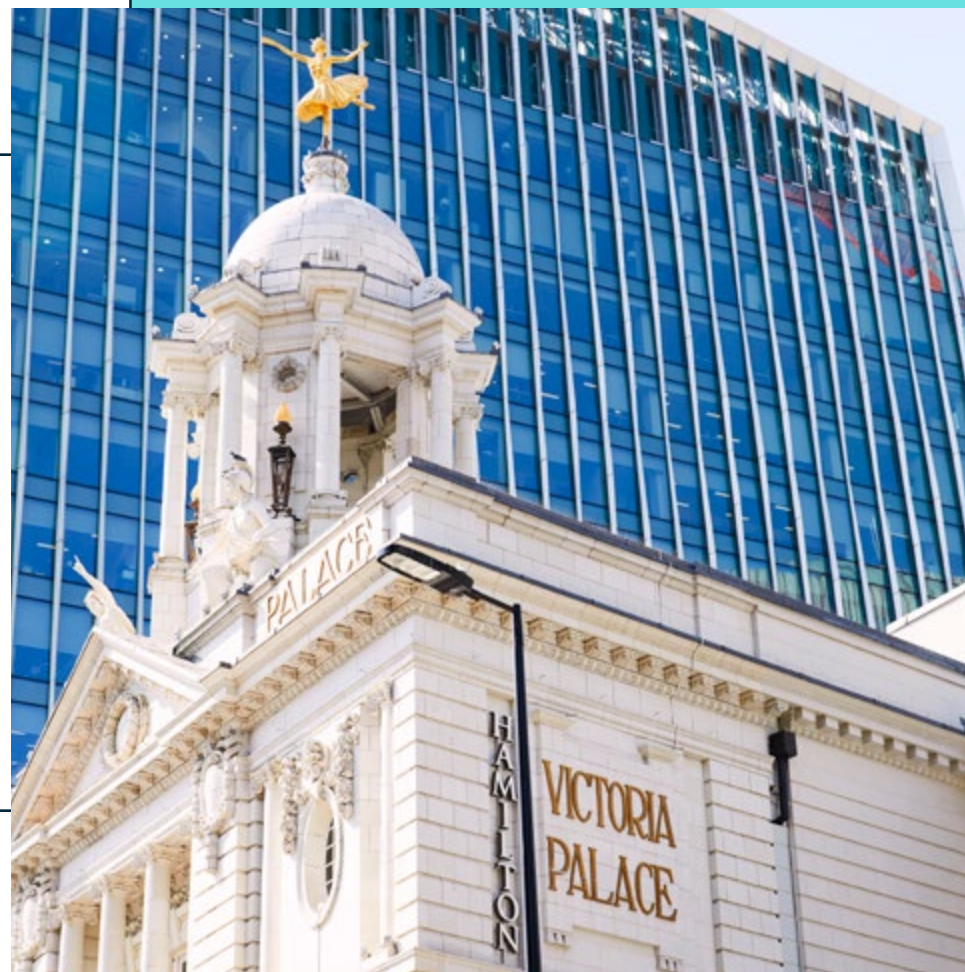
- 1 Cave
- 2 Tate Britain
- 3 The Royal Mews, Buckingham Palace
- 4 Eccleston Yards
- 5 Apollo Victoria Theatre
- 6 Victoria Palace Theatre
- 7 Westminster Cathedral

Office Amenities

- 1 St George's Square
- 2 Bessborough Gardens
- 3 Eccleston Yards
- 4 The Thames Path
- 5 Queen Mother Sports Centre

Access all areas

With the building directly above Pimlico Underground Station and on a Cycle Superhighway, getting into work and around central London is easy. From here you can be in the West End, Victoria and King's Cross within minutes.



By Tube

- ▶ Vauxhall
2min
- ▶ Victoria
3min
- ▶ Green Park
5min
- ▶ Oxford Circus
8min
- ▶ Kings Cross
11min

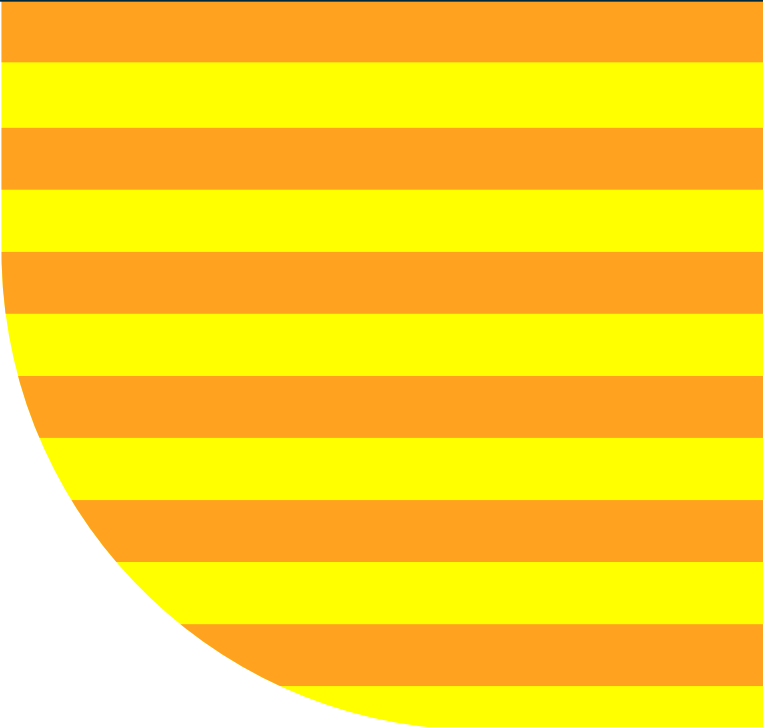
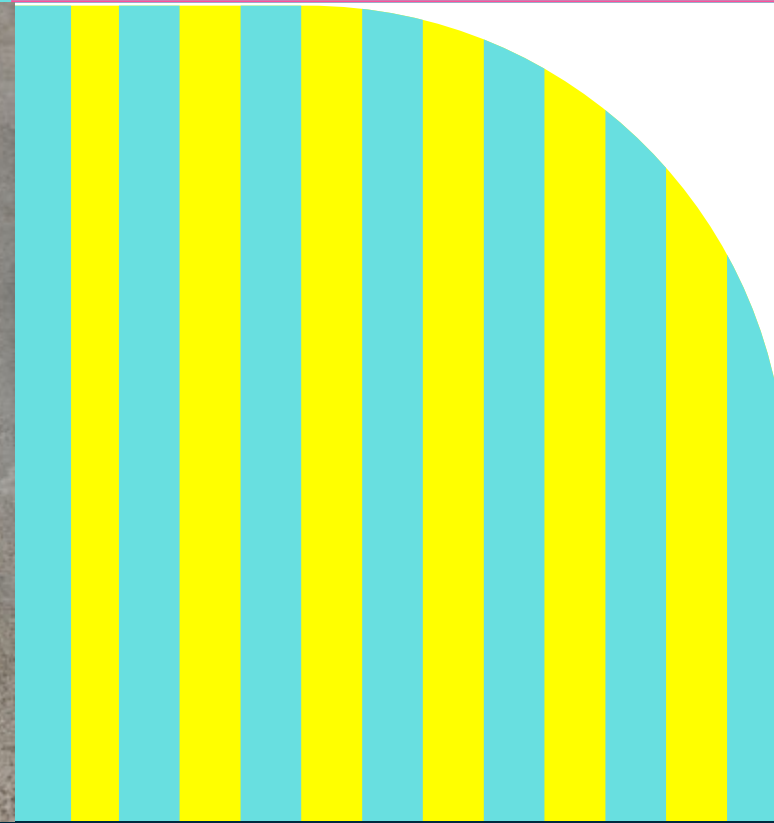
By Foot

- ▶ Tate Britain
7min
- ▶ Vauxhall
12min
- ▶ Thames Path
14min
- ▶ Victoria
14min

By Bike

- ▶ Stockwell
9min
- ▶ Clapham
14min
- ▶ Fulham
22min
- ▶ Wimbledon
40min





Detail-driven design

The light, welcoming reception area gives a flavour of what's to come from the rest of the building. The space is designed by Stiff + Trevillion with furniture and the feature lighting for the lift hall provided by south London based studio Mentsen. Stiff + Trevillion are know for creating thoughtful and engaging spaces which feature clean lines, natural materials and fresh pops of colour.



The original, grade 2 listed building designed by William Whitfield is a rather hefty solid construction with an octagonal plan. We took this as a starting point to design a family of lounge furniture with faceted features, and played with the weightiness of solid material surfaces and the visual lightness the tapered thin edges create.

Mentsen

More space to meet

On the ground floor, six private meeting rooms offer flexible, additional space for getting together with the team or hosting guests. Plus, there's an open-plan lounge with comfortable seating, and a well-equipped mini kitchen.

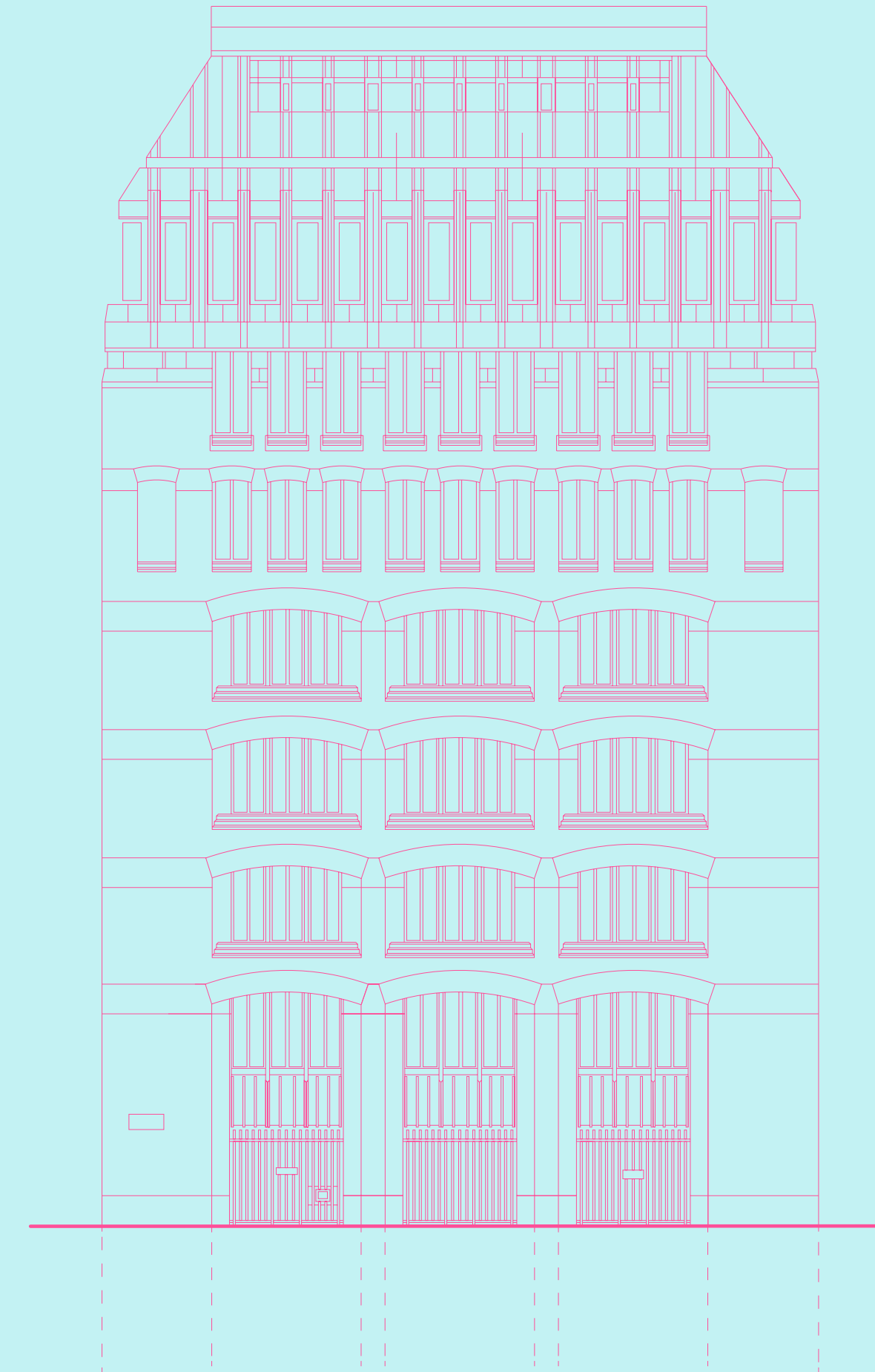


Each of the meeting spaces has a different furniture set-up for a range of needs and meeting types. All benefit from natural light and feature colourful contemporary artwork and lighting, as well as integrated audio-visual equipment for presentations and virtual meetings. With a sofa and coffee table, the open-plan lounge area is an ideal spot for more informal catch-ups.

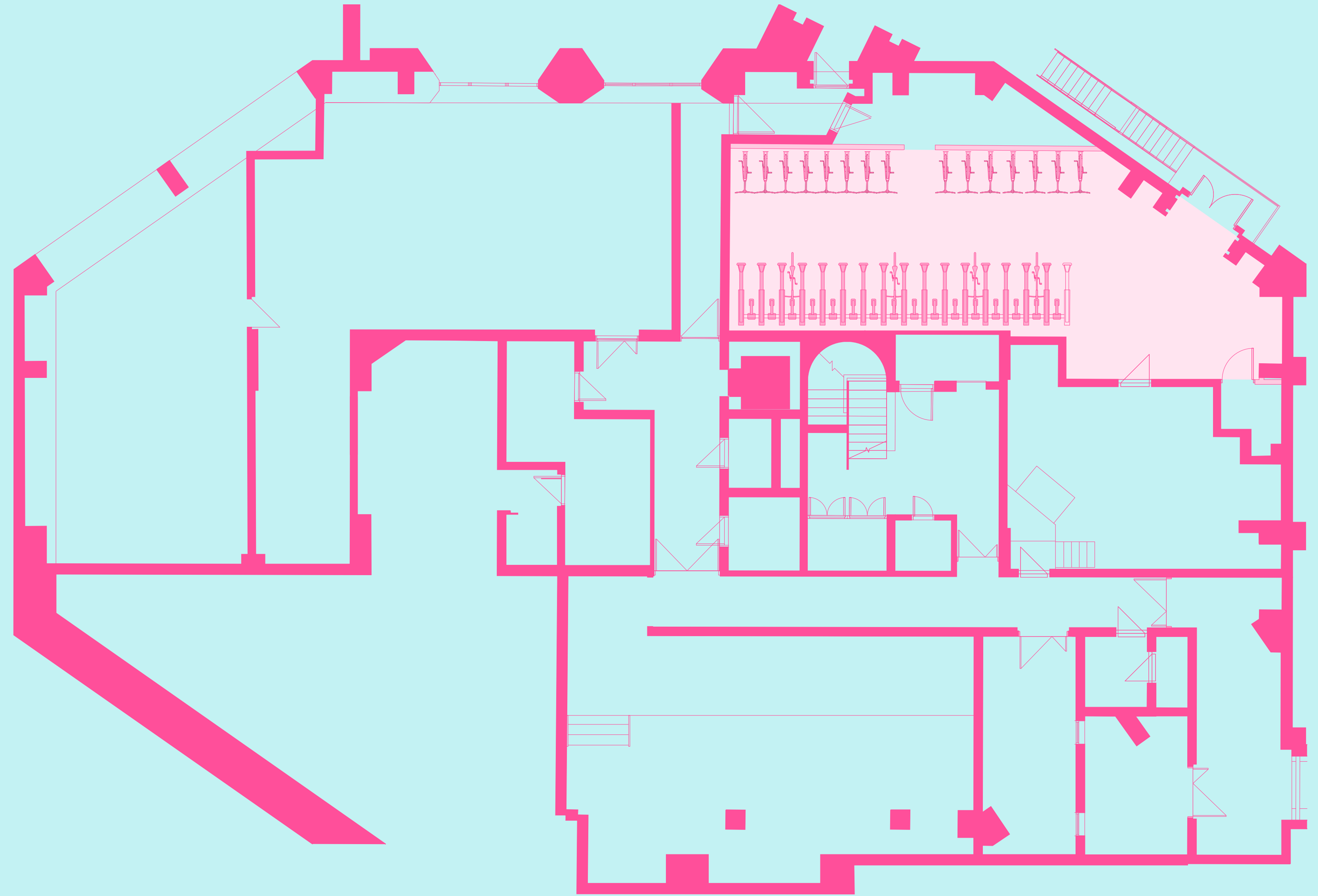
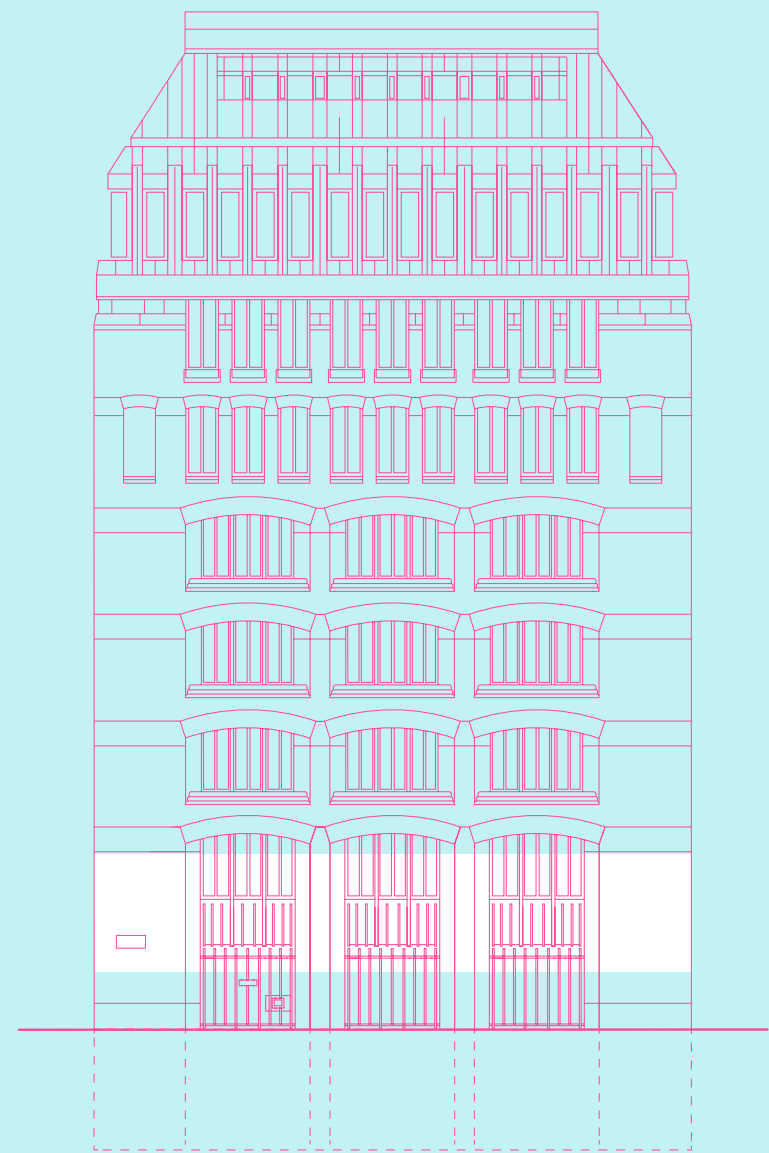
Room no.	Capacity	Feaures & set-up	Audio / visual
1	10	Boardroom-style table and seating	1 screen
2	8	Boardroom-style table and seating	1 screen
3	6	Boardroom-style table and seating	1 screen
4	6	Video conference table and seating	2 screens
5	6	Circular table and seating, sofa	1 screen
6	6	Flexible table and seating	1 screen

Schedule of areas

Floor	Sq ft	Sq m	Meeting Rooms
Floor 7	4,779	444	—
Floor 6	5,328	495	—
Floor 5	5,328	495	—
Floor 4	5,328	495	—
Floor 3	5,328	495	—
Floor 2	5,328	495	—
Floor 1	3,692	343	—
Ground Floor	—	—	6
Lower Ground Floor	—	—	—
Total	35,111	3,262	



Basement

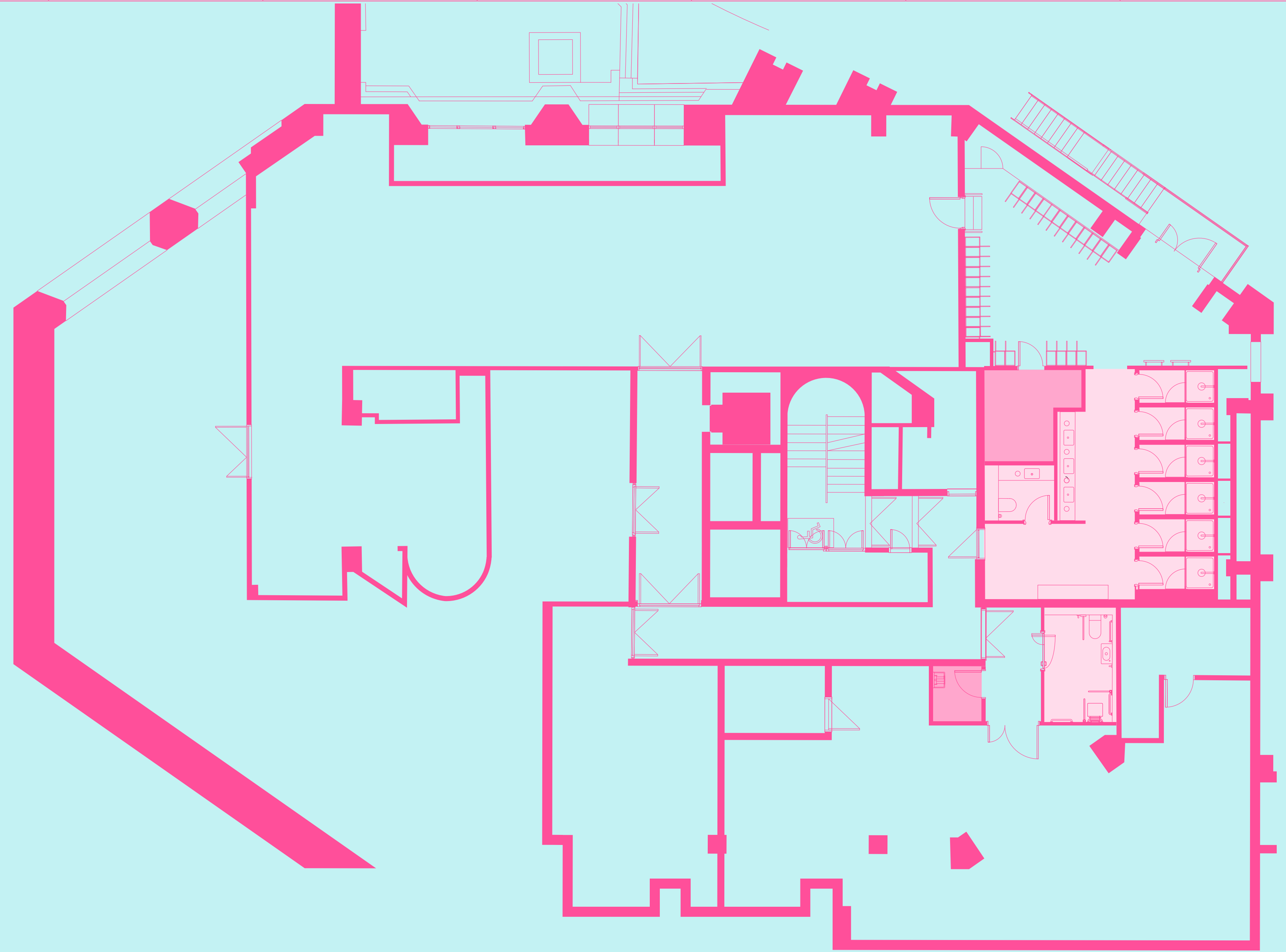
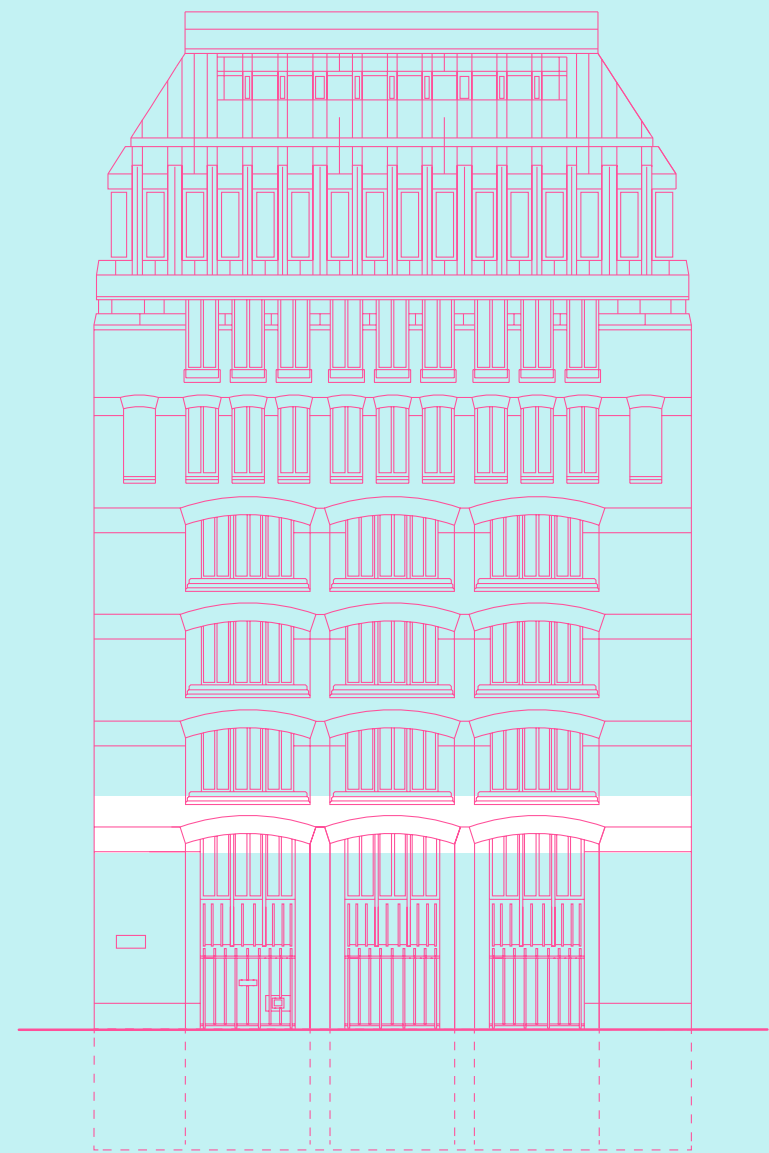


THE BUILDING

LOWER GROUND

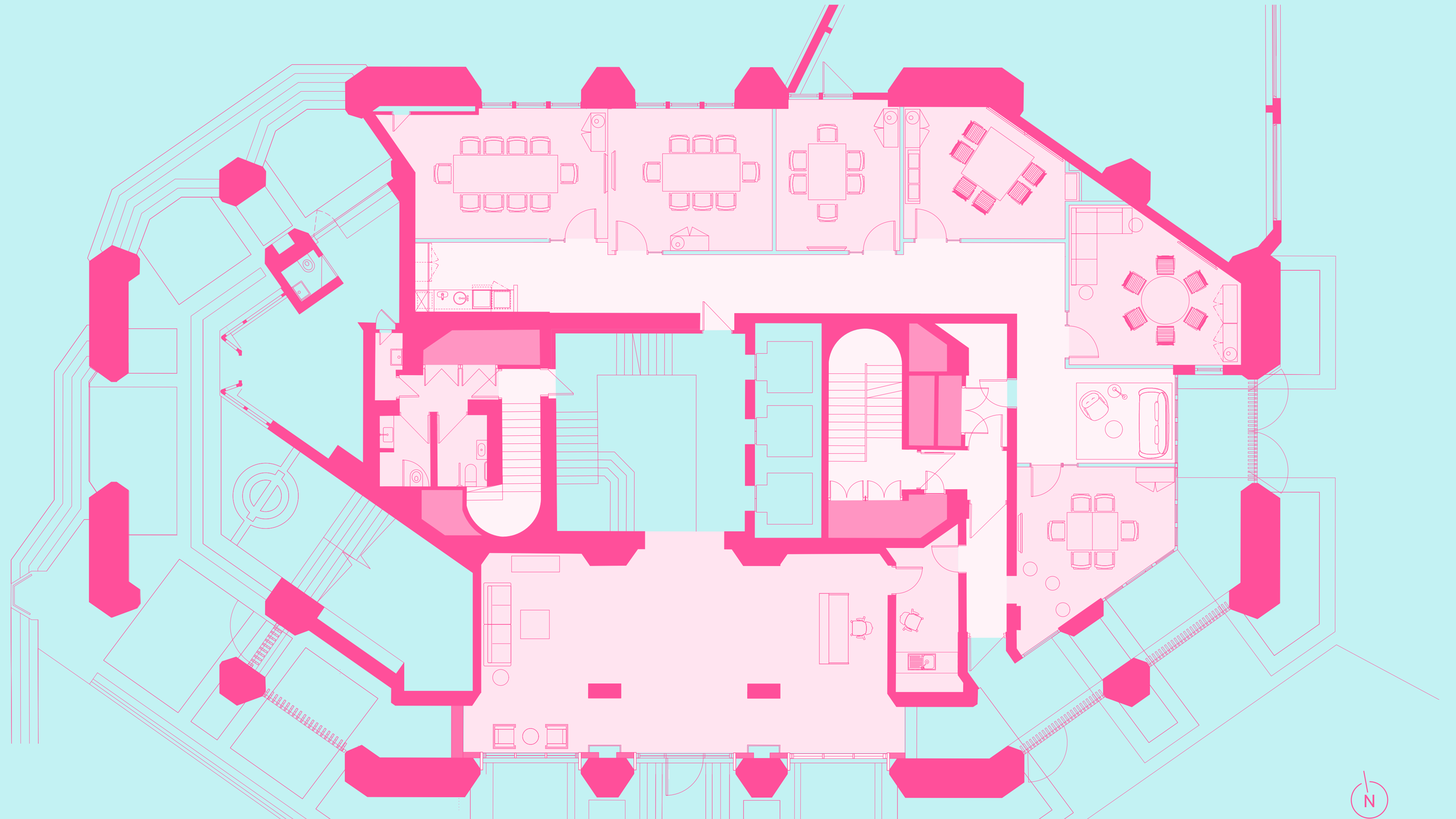
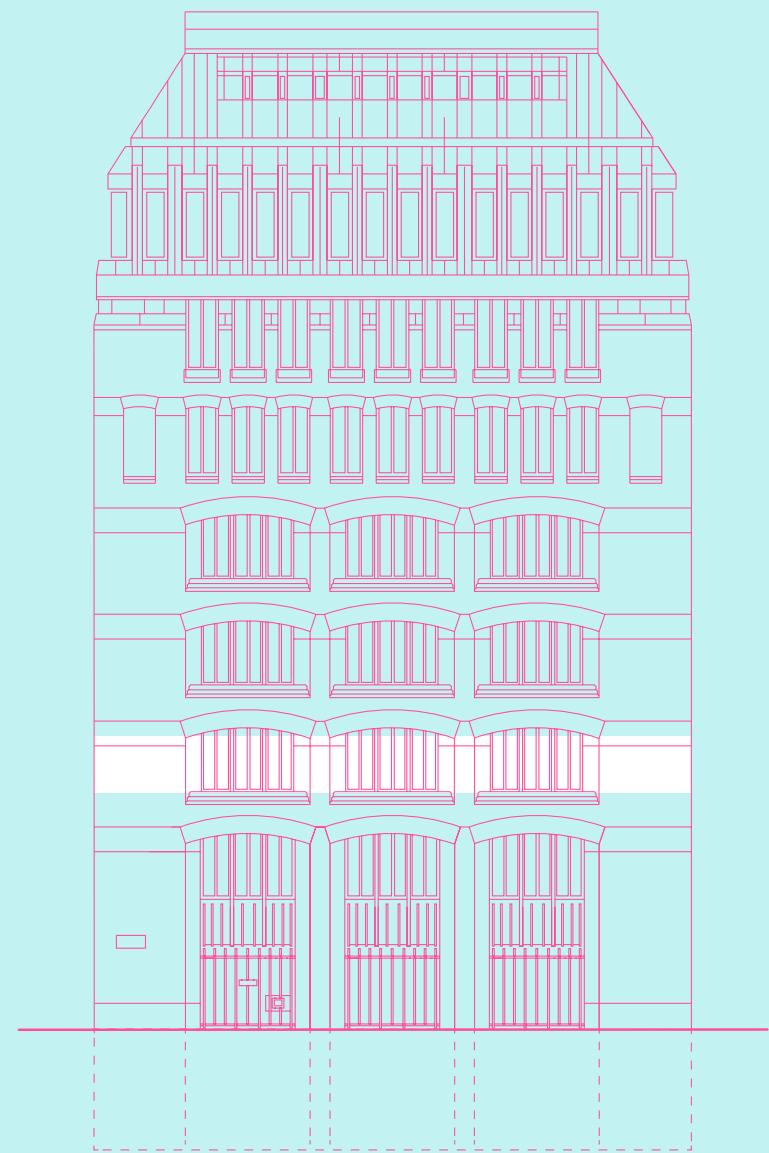
TESTFIT

Lower Ground



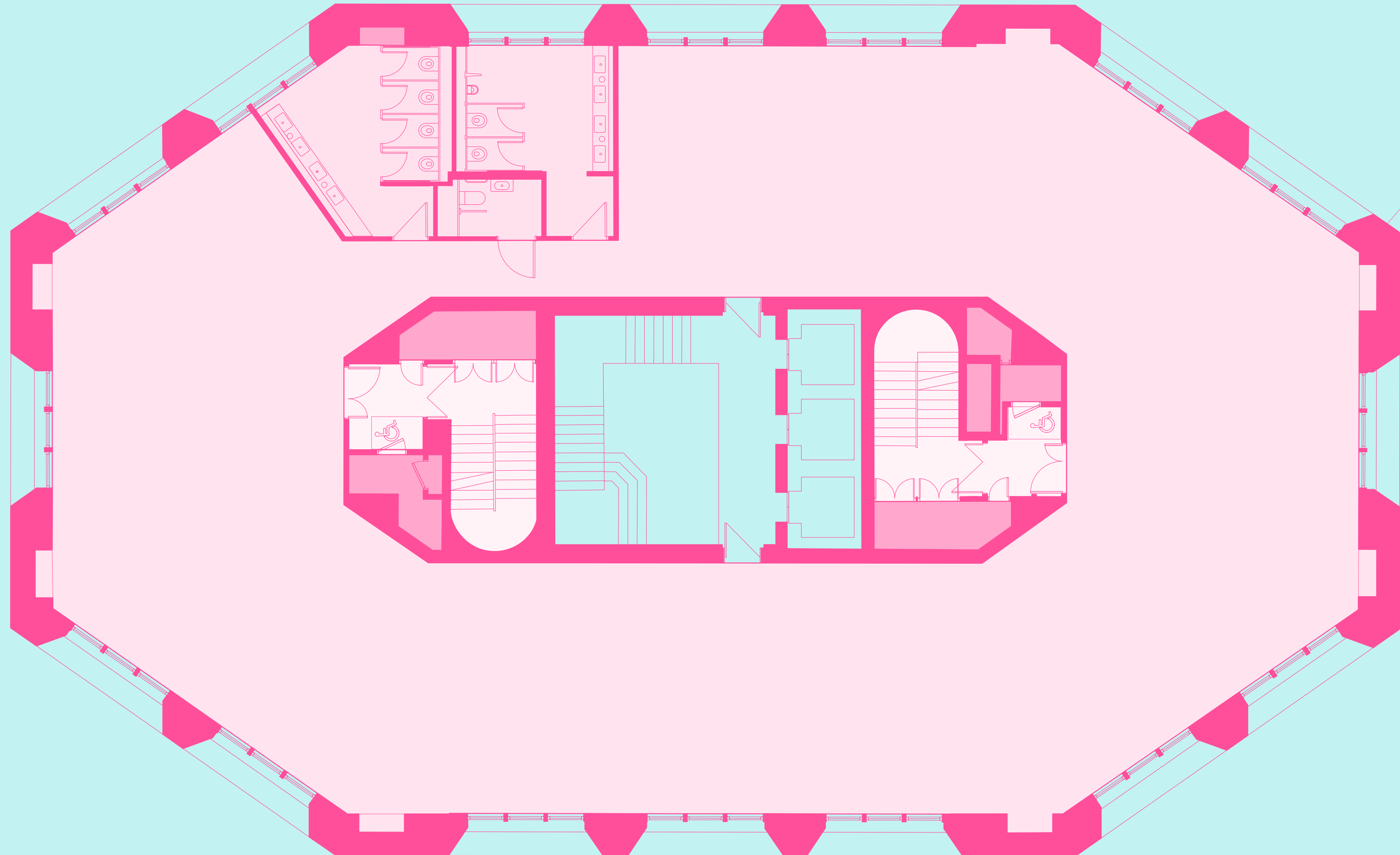
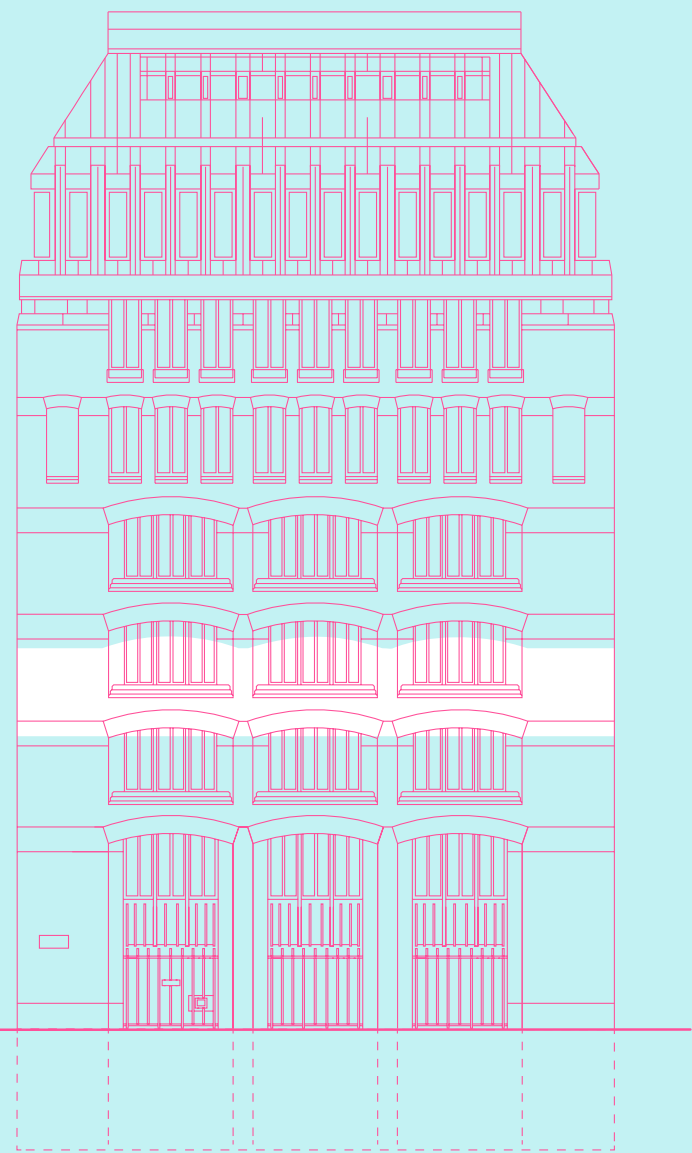
Ground

1,442 sq ft
134 sq m



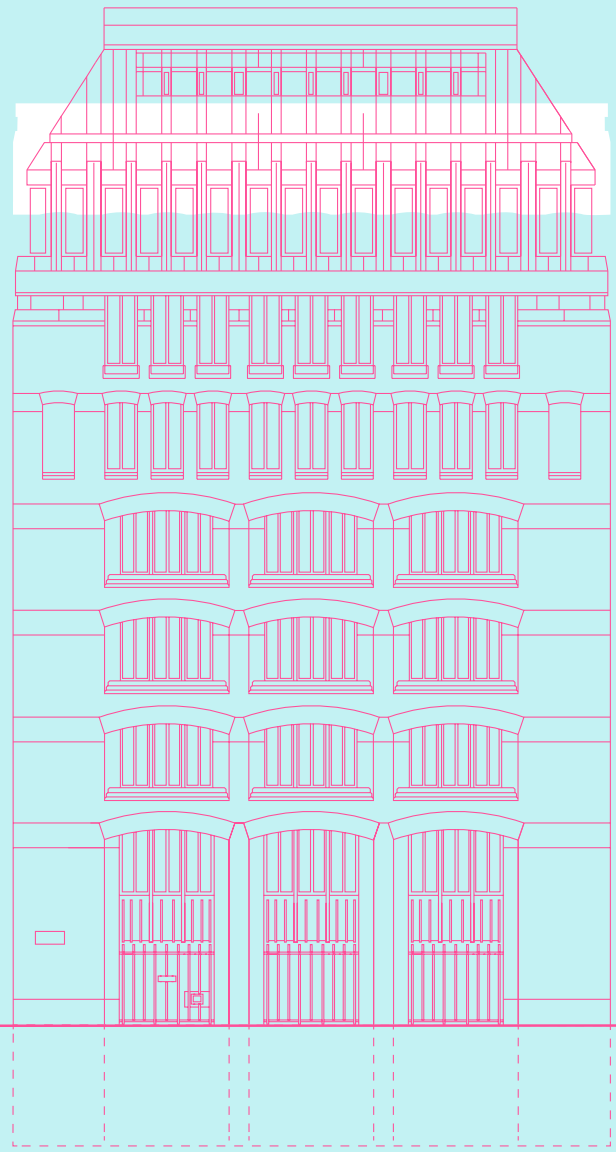
1st floor

3,692 sq ft
343 sq m



6th floor

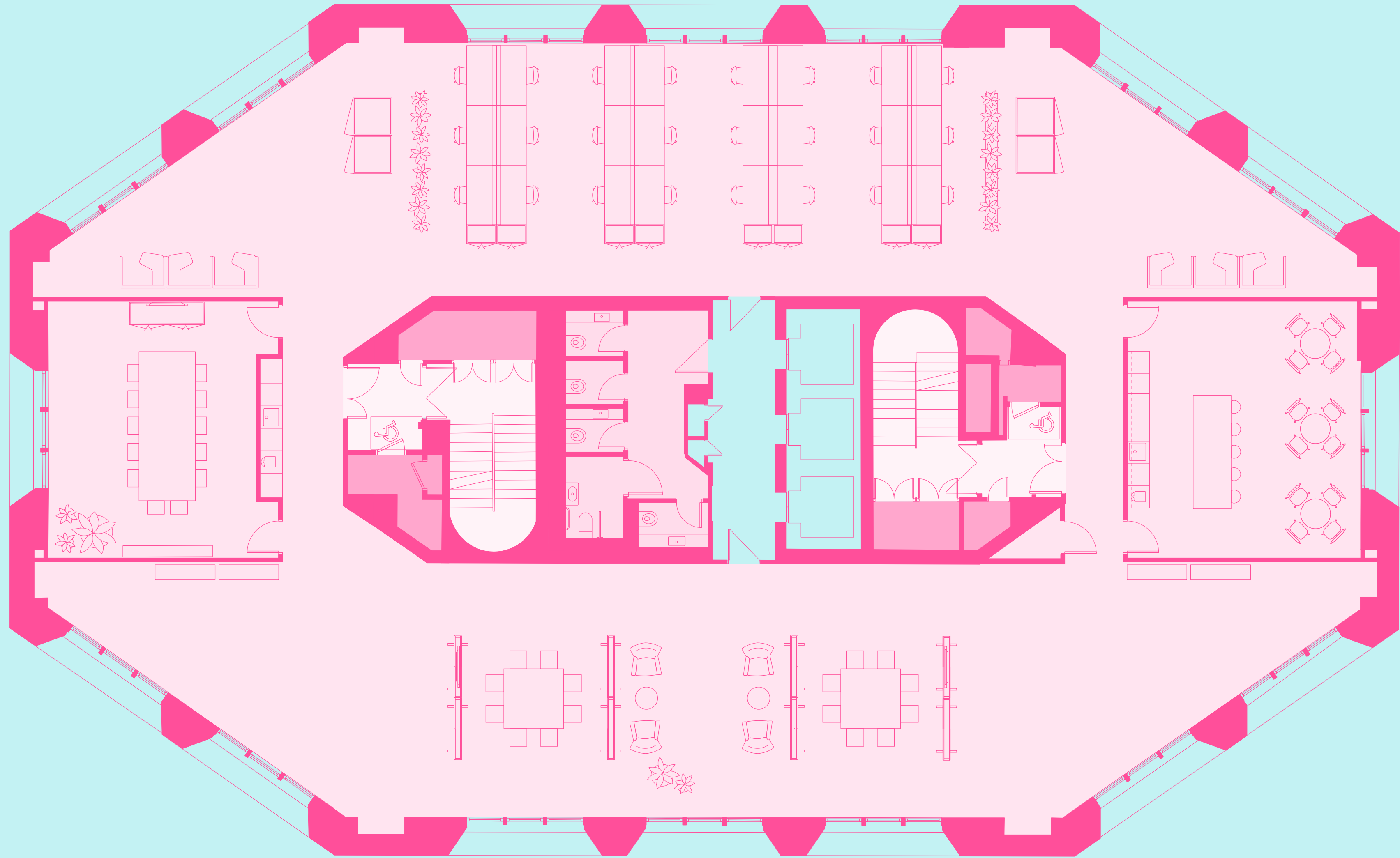
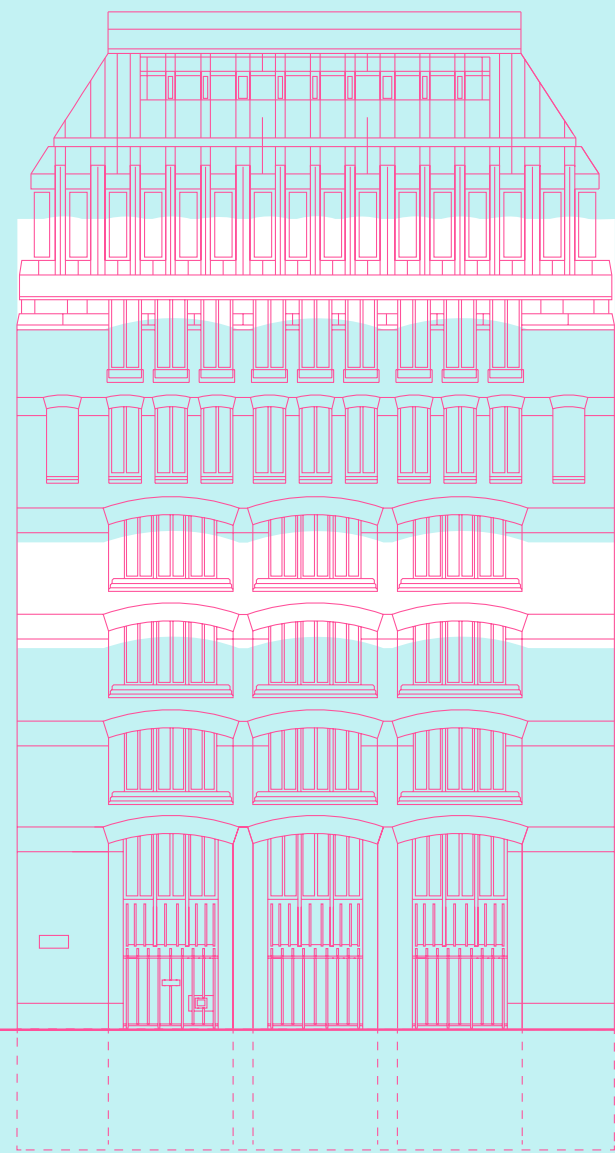
5,328 sq ft
495 sq m



Testfit 1

2nd or 5th floor

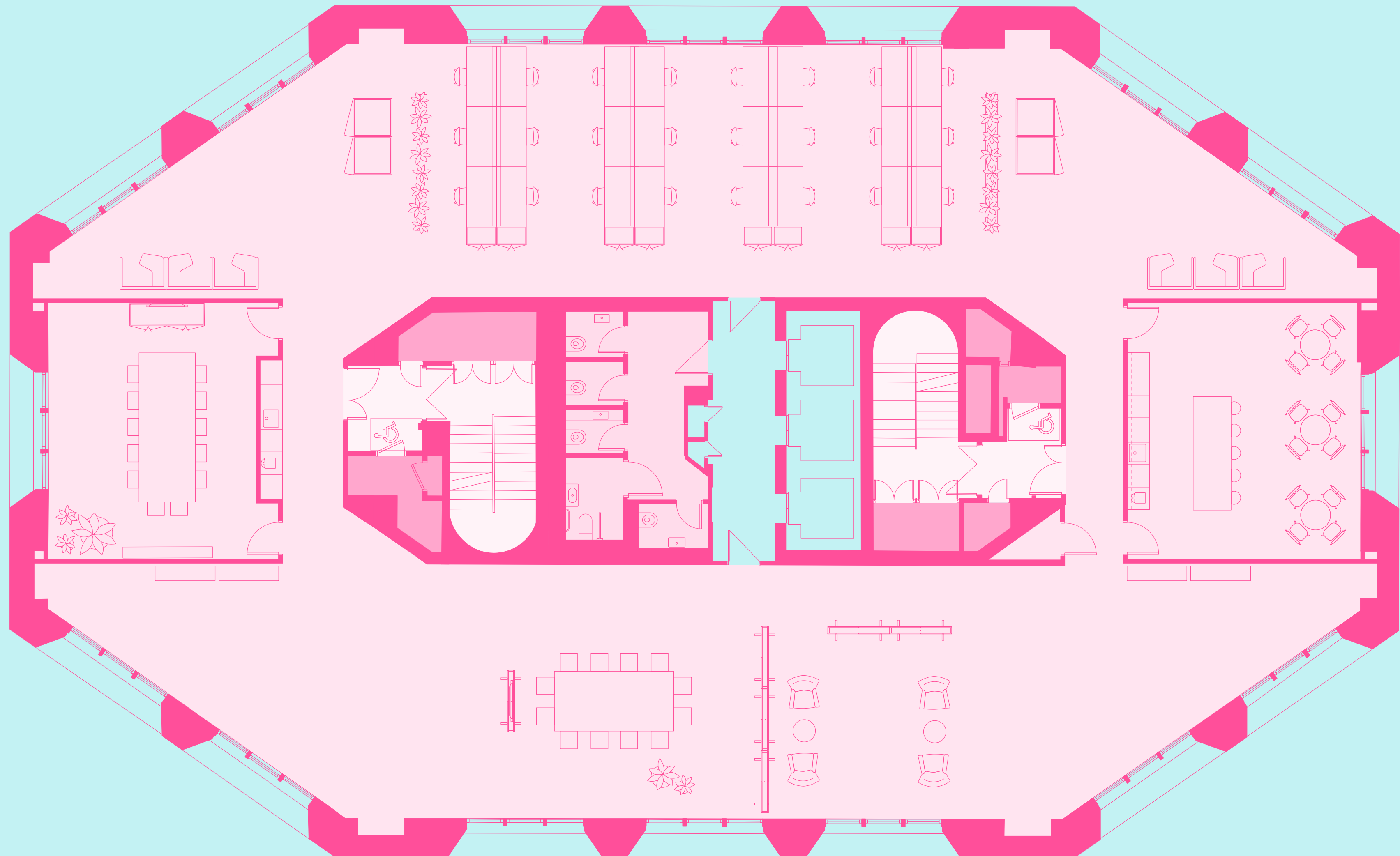
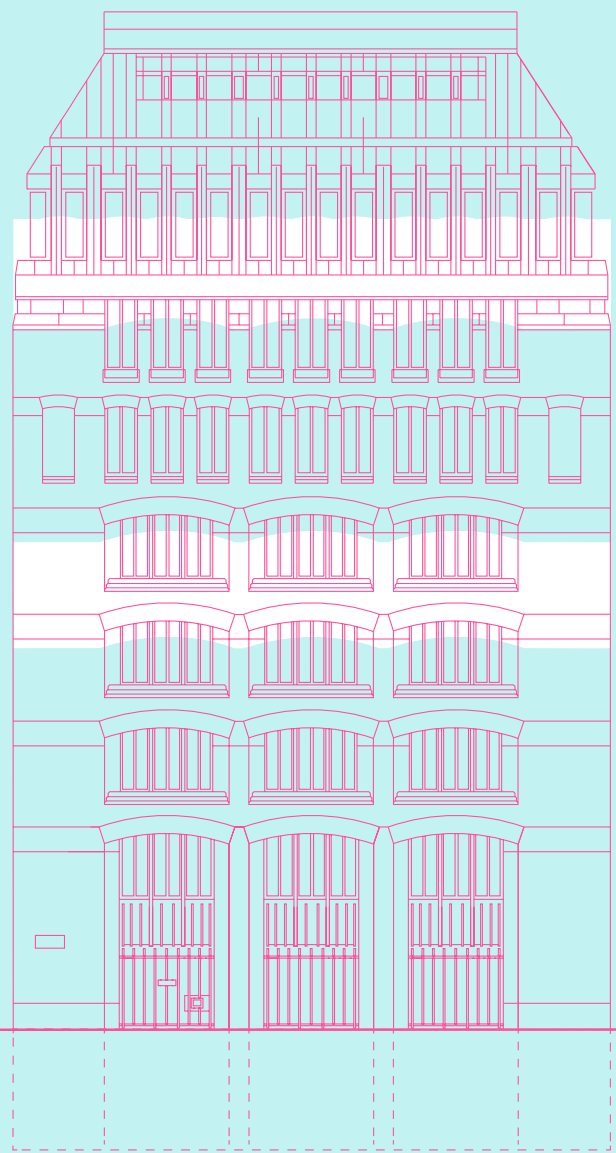
5,328 sq ft
495 sq m



Testfit 2

2nd or 5th floor

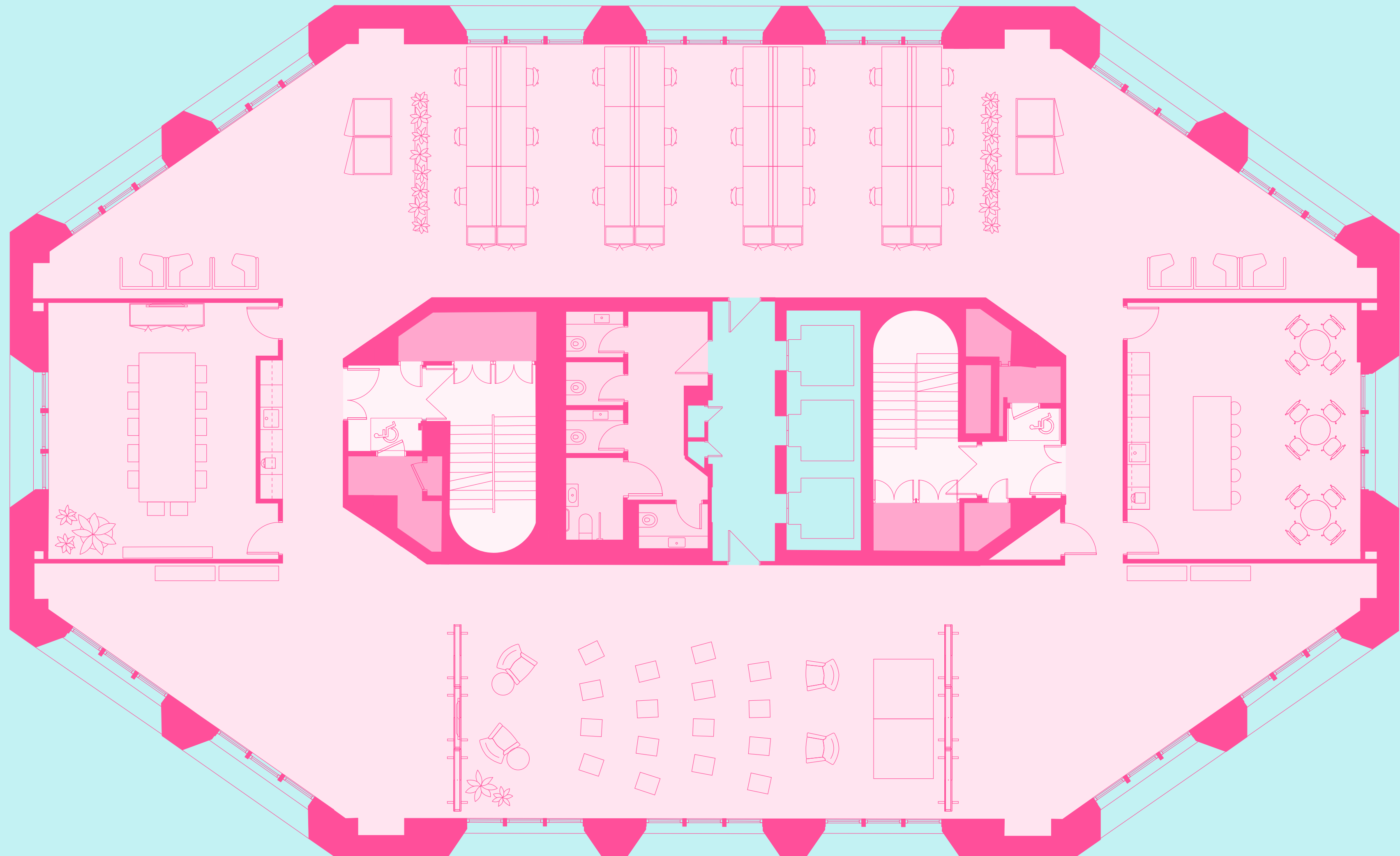
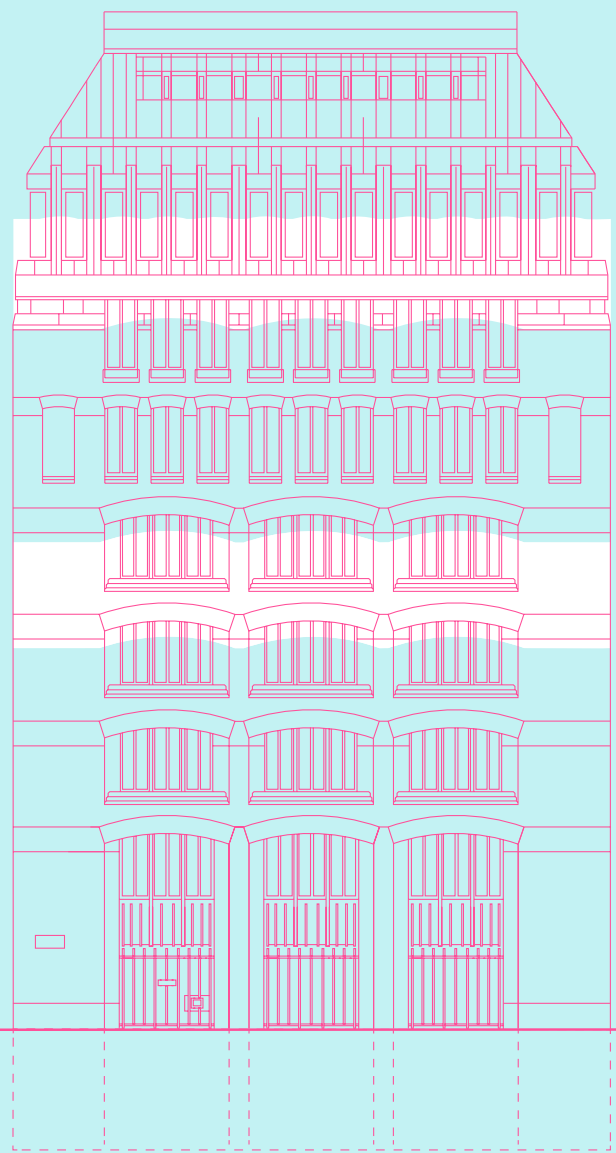
5,328 sq ft
495 sq m



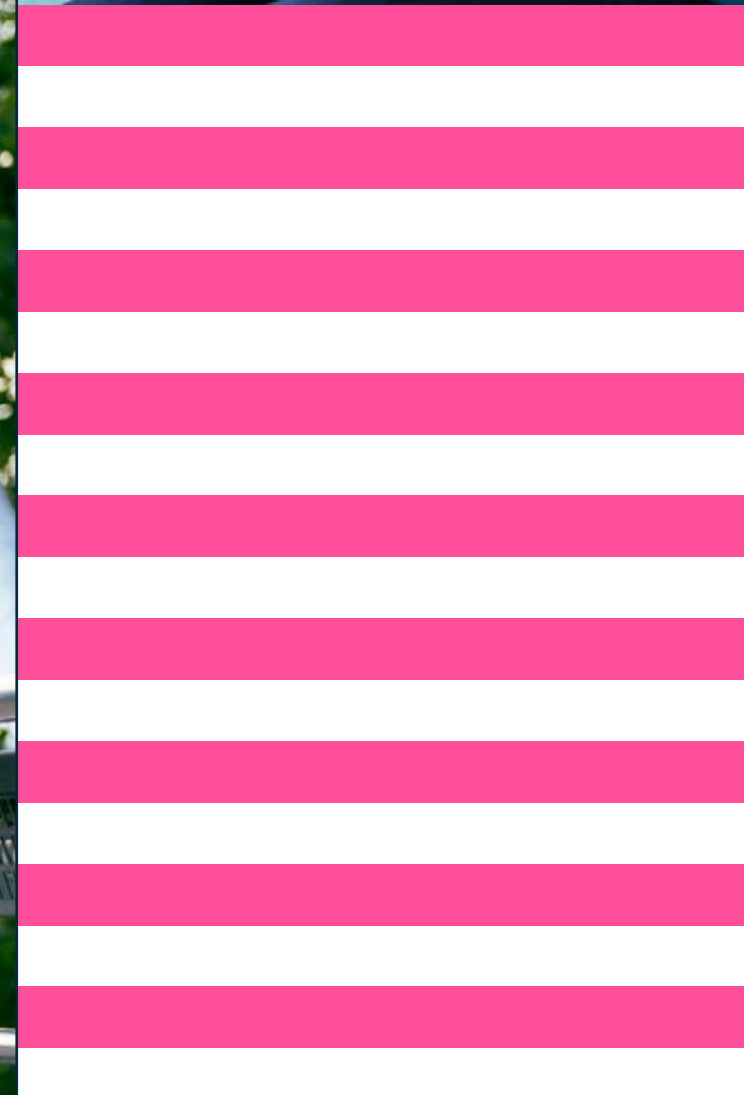
Testfit 3

2nd or 5th floor

5,328 sq ft
495 sq m



Amenities and specification



Occupier Benefits & Amenities



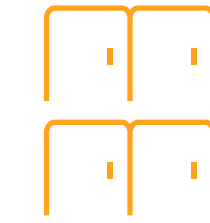
55 Secure cycle spaces and cycle repair stand



All-inclusive office cleaning services



6 Unisex showers



56 Two-compartment lockers with benches



Fibre connectivity provided by Colt & G Network



Fully Fitted & Furnished Floors & Private Offices



On site customer relations manager



Short Simple Lease



Telephone Booths



Complimentary Coffee & Tea



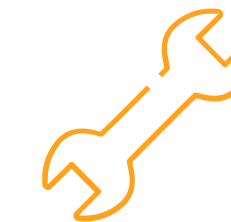
12 Month Minimum Contract



Meeting Suite with 6 Private Rooms



One All Inclusive Cost



Inclusive of Dilapidations



Standard 3 Month Deposit

Building Specification

- 1 per 8 occupational density
- 13-person passenger lifts
- 8 elevations with natural light
- VRV / VRF air conditioning
- EPC rating available upon request
- LED lighting

Stiff + Trevillion

Refurbishment by Stiff & Trevillion

vitra.

Office furniture by Vitra

MENTSEN

Bespoke reception furniture by Mentsen

Creative Debuts

Art curated by Creative Debuts

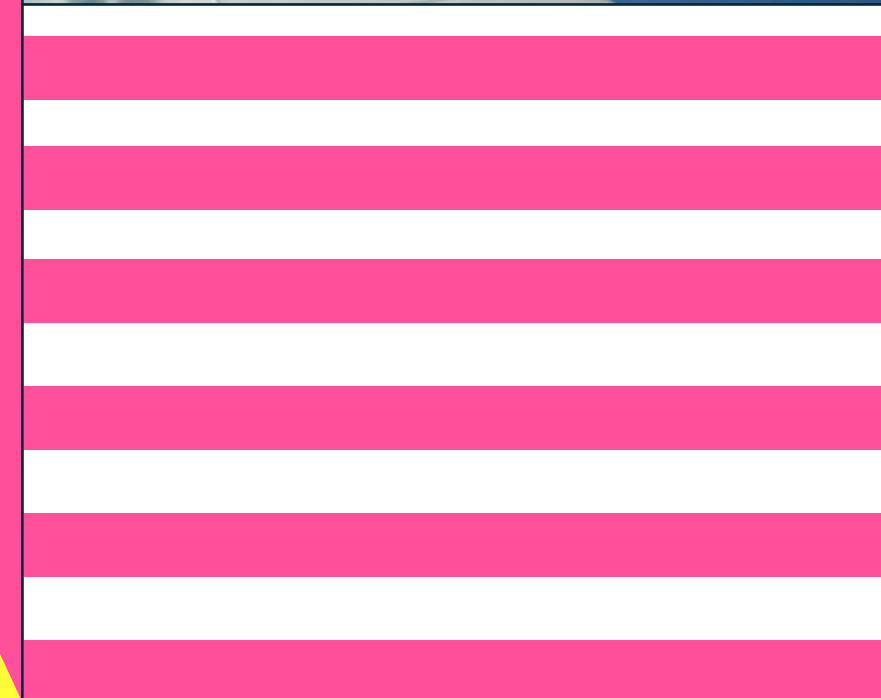
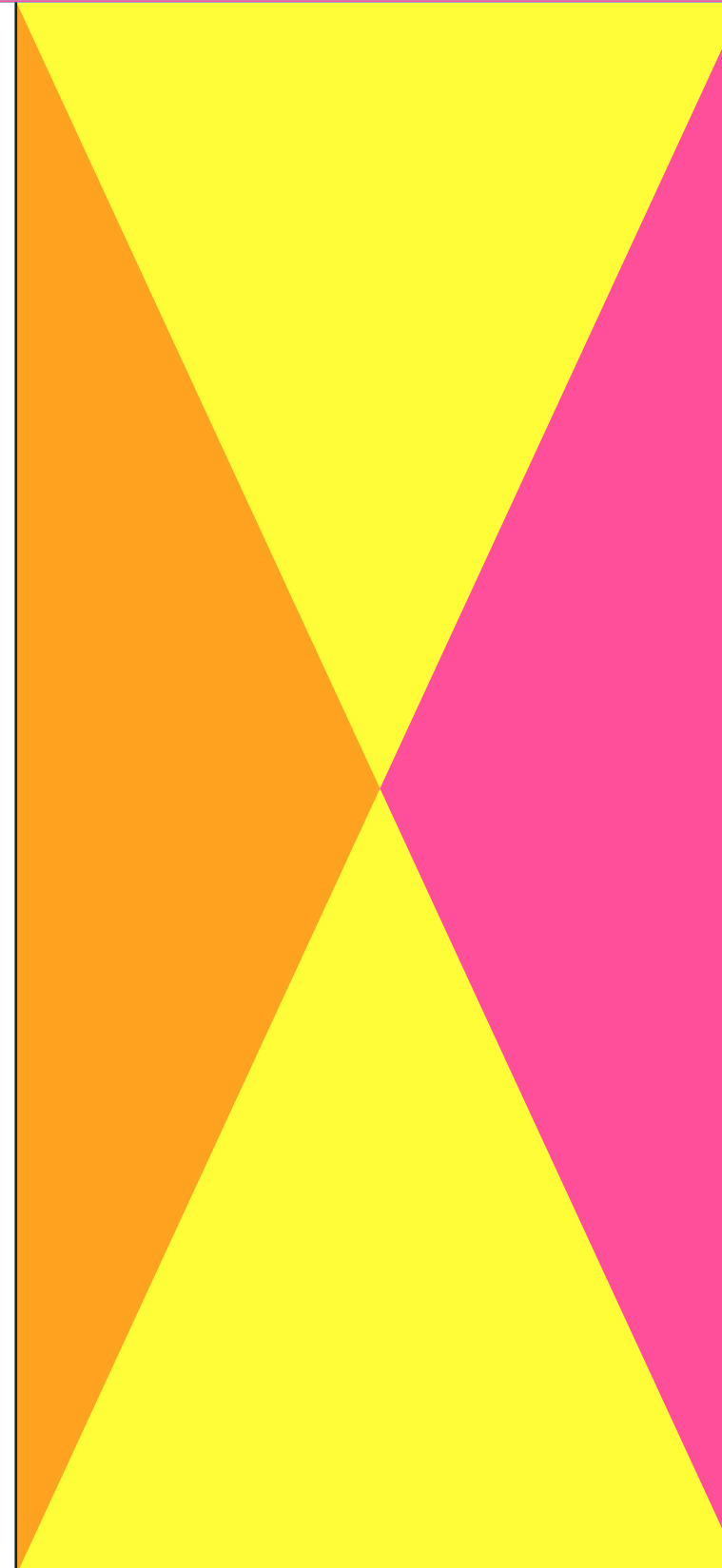


Benefits of The Crown Estate

The Crown Estate works hard to create high-quality workplaces that are designed around the needs of you and your employees. It is our aim to create an environment where your business and people can succeed.

By being within The Crown Estate portfolio there are a host of benefits including:

- Meeting rooms for hire
- Events spaces including One Heddon Street & 5 Swallow Place
- Cinema room
- Shopping discounts
- Memberships
- Wellbeing programme





Ben Lewis
ben.lewis@knightfrank.com
T +44 (0) 20 7861 1197
M +44 (0) 7966 233 680

Francesca Skinner
francesca.skinner@knightfrank.com
T +44 (0) 203 967 7095
M +44 (0) 7866 191 140

Ian McCarter
ian.mccarter@knightfrank.com
T +44 (0) 20 7861 1506
M +44 (0) 7940 508 650



Mark Fisher
mfisher@tuckerman.co.uk
T +44 (0) 20 3328 5370
M +44 (0) 7899 895 710

Harriet de Freitas
hdefreitas@tuckerman.co.uk
T +44 (0) 20 3328 5380
M +44 (0) 7890 572 225

Guy Bowring
gbowring@tuckerman.co.uk
T +44 (0) 20 3328 5373
M +44 (0) 7831 185 728

twobessboroughst.co.uk



Leasing on behalf of

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