

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.



Fully fitted 5th floor

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.



Fully fitted 5th floor



LOCATION

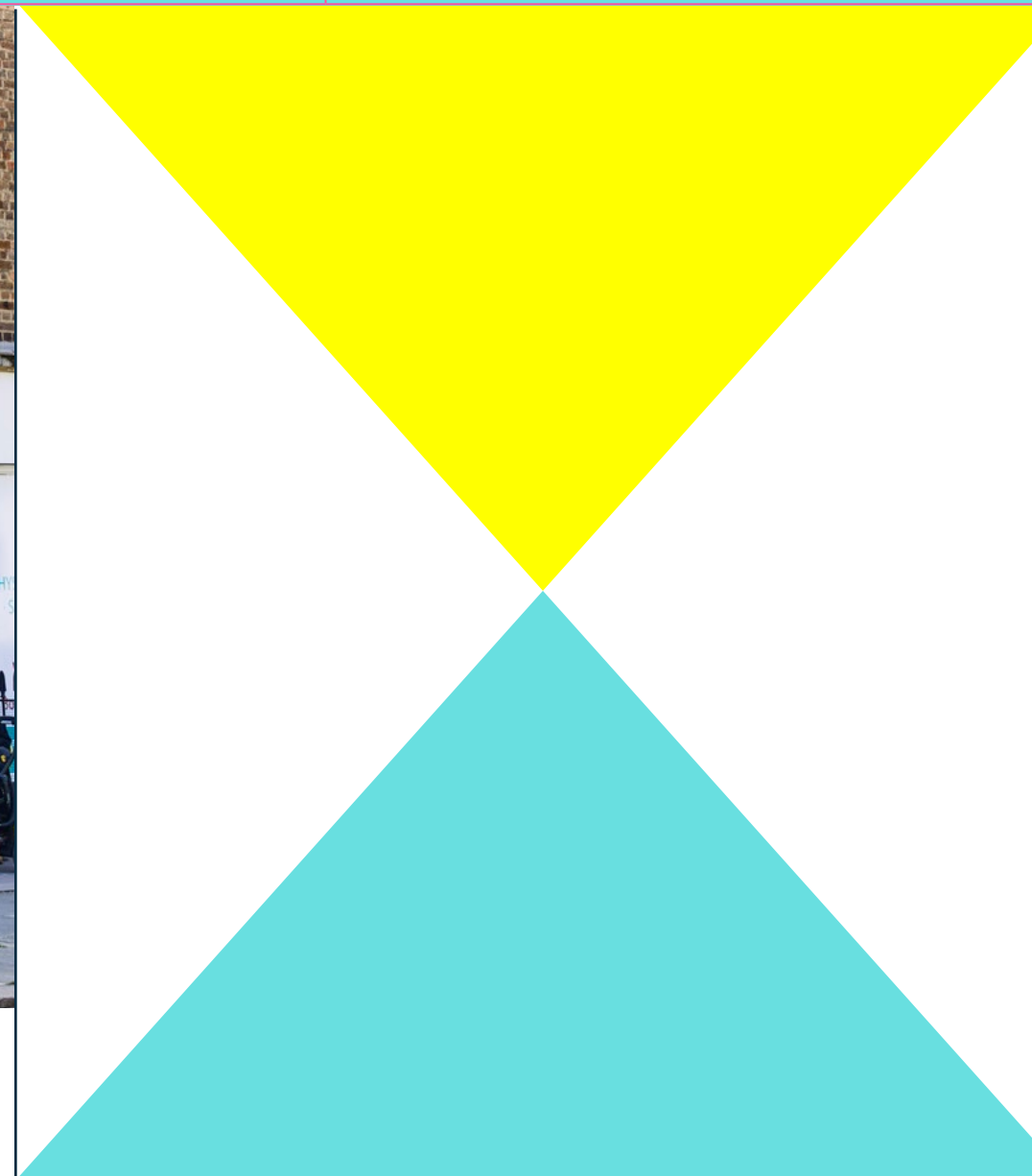
Community spirit

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



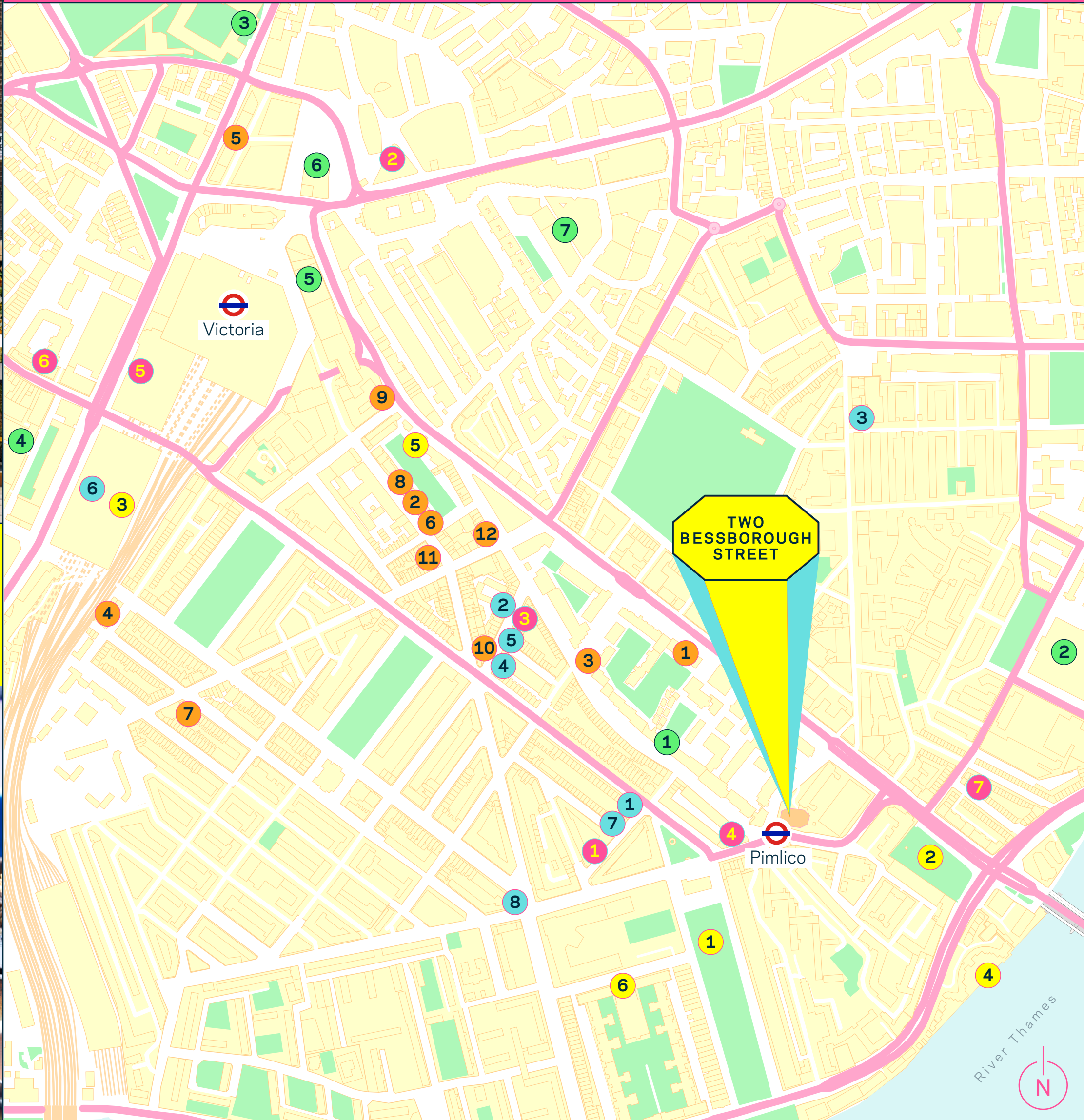
Thames Path, 14 min walk



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
- 6 Dolphin Square Gym

LOCATION

Access all areas

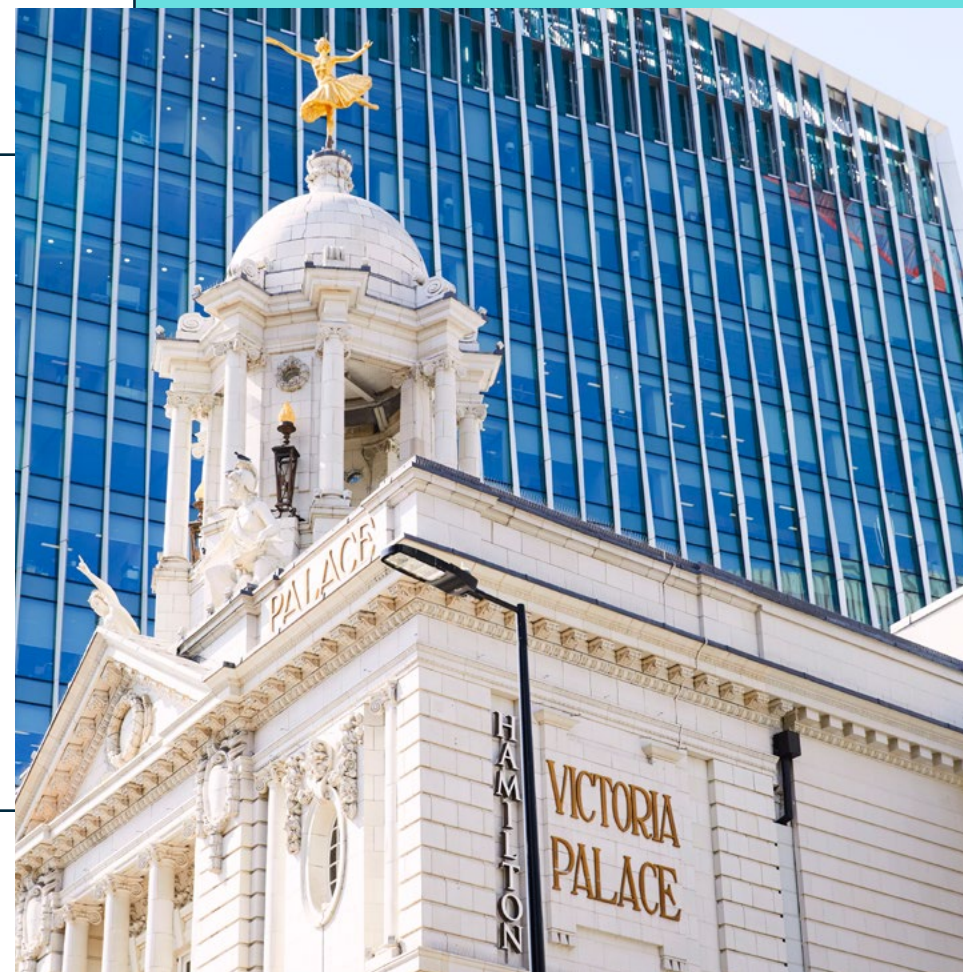
With the building directly above Pimlico Underground Station and on a Cycle Superhighway, getting into work and around central London is easy. From here you can be in the West End, Victoria and King's Cross within minutes.



All journey times from TfL and Citymapper

By Tube

- ▶ Vauxhall
2min
- ▶ Victoria
3min
- ▶ Green Park
5min
- ▶ Oxford Circus
7min
- ▶ Kings Cross
11min



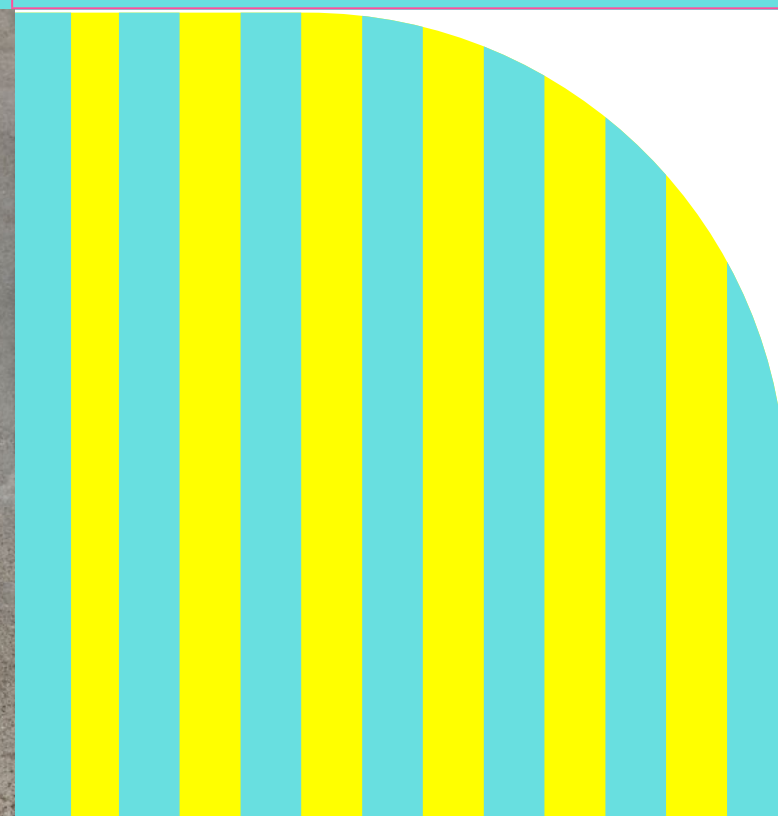
By Foot

- ▶ Tate Britain
8min
- ▶ Vauxhall
11min
- ▶ Thames Path
8min
- ▶ Victoria
15min

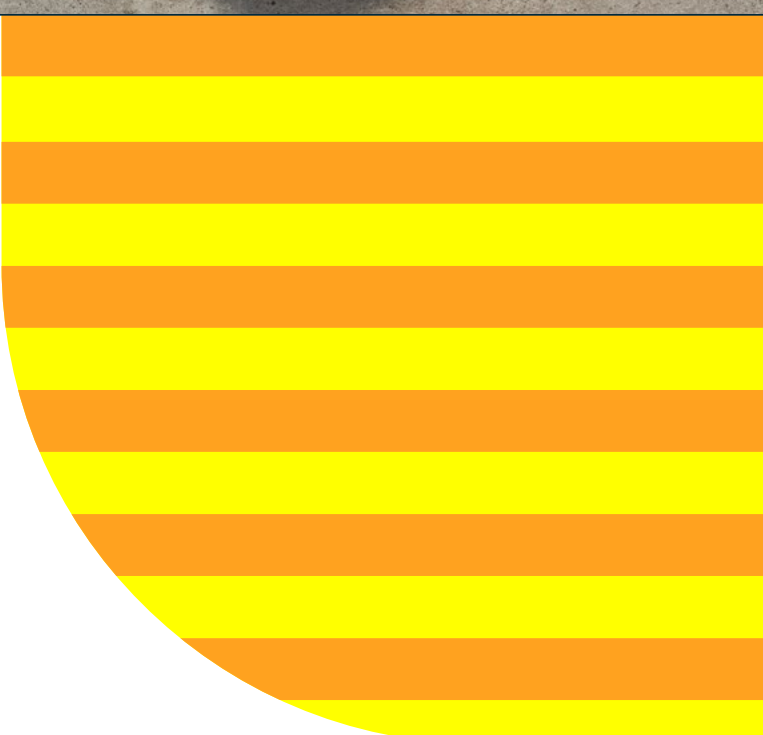
By Bike

- ▶ Stockwell
9min
- ▶ Clapham
14min
- ▶ Fulham
21min
- ▶ Wimbledon
46min





Ground floor Lobby



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.



Photograph by Nick Rochowski

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.



Ground floor meeting rooms



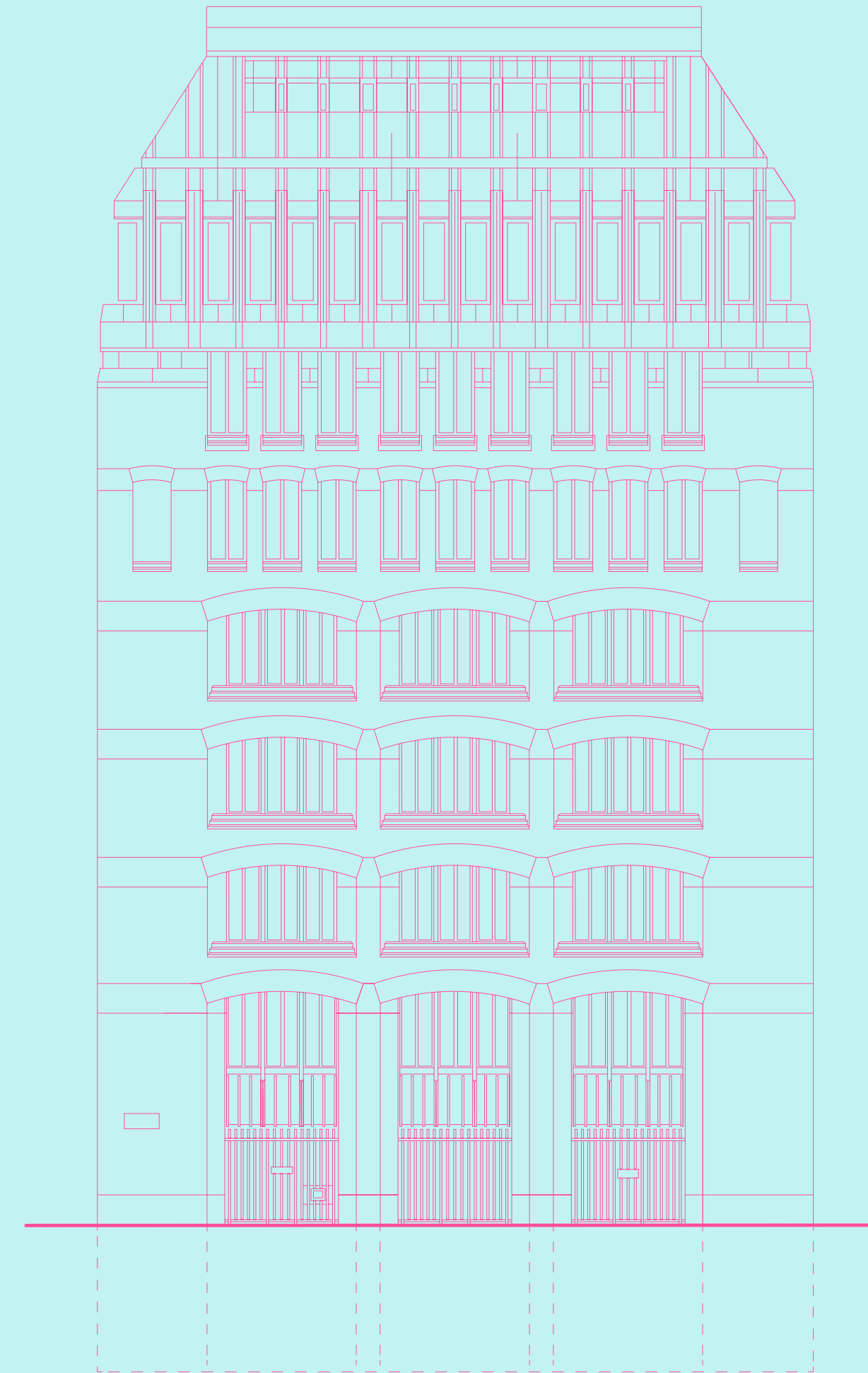
Ground floor meeting rooms

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
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	Amenity meeting room suite	
Lower Ground Floor*	—	—
Basement*	—	—
Total	35,111	3,262



*Showers and cycle racks



Typical Floor

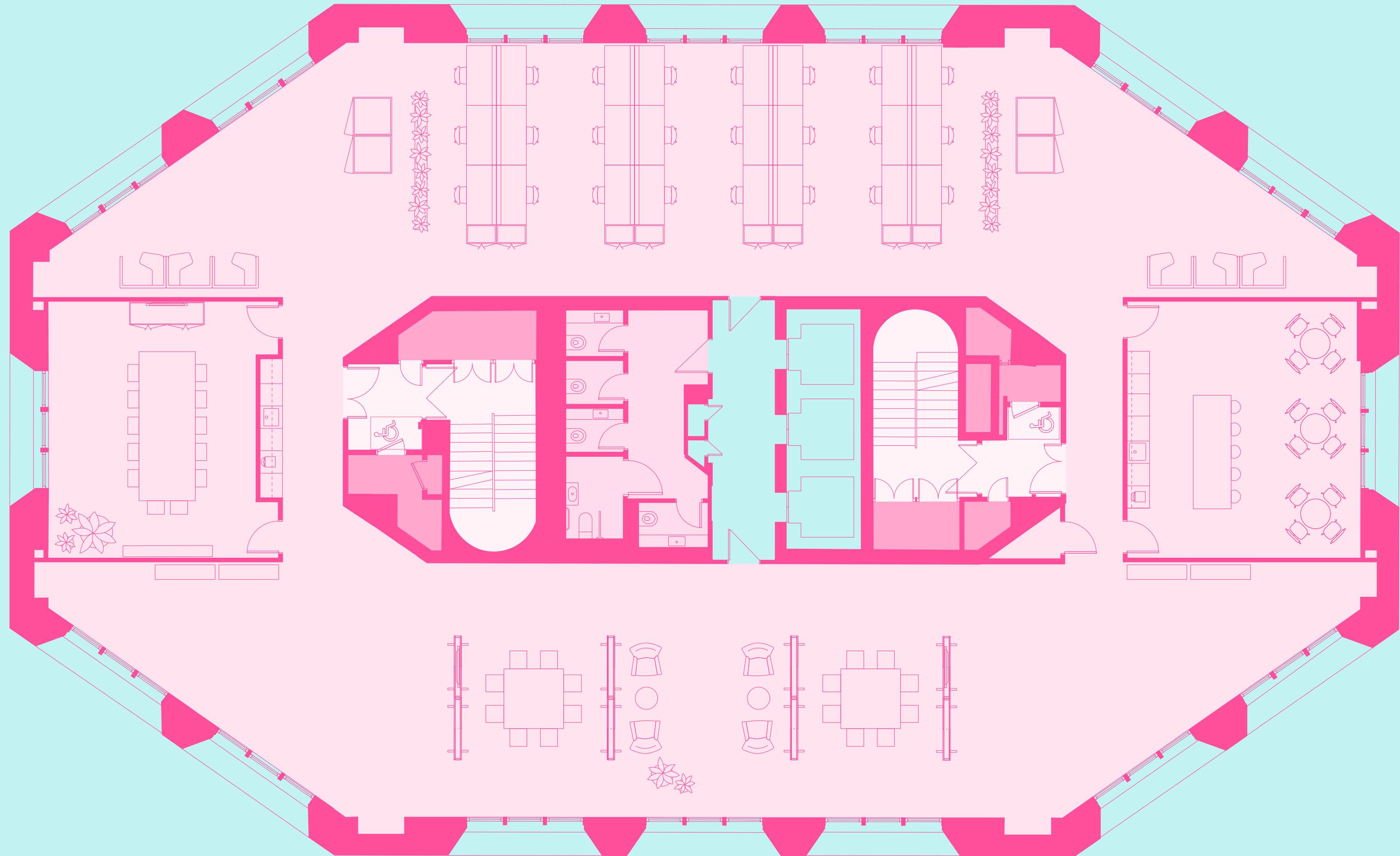
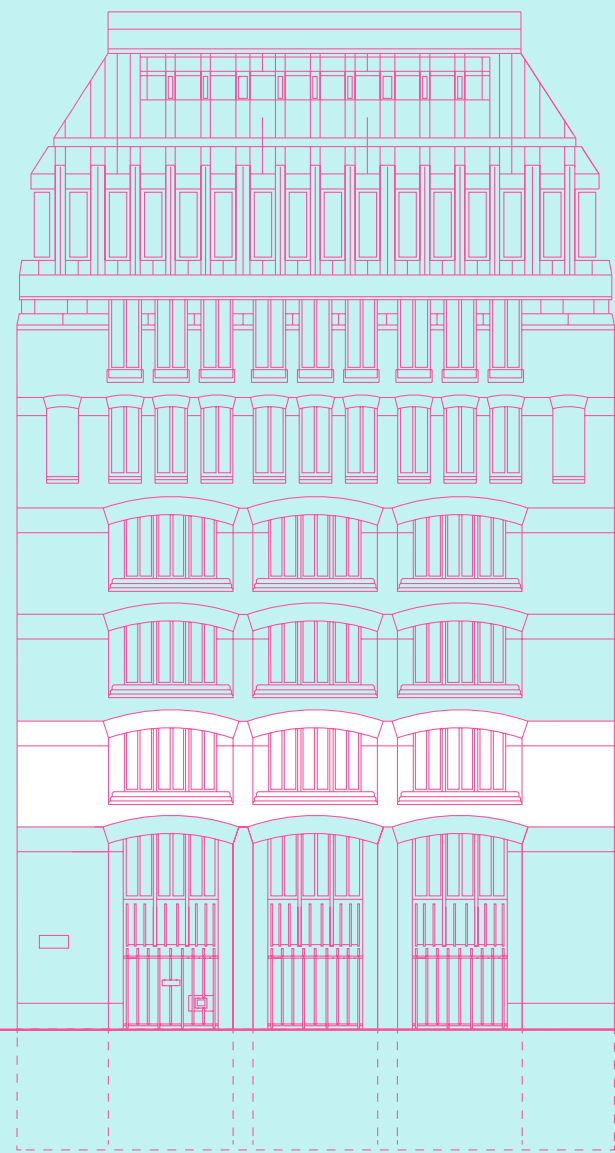
5,328 sq ft
495 sq m



Testfit 1

2nd floor

5,328 sq ft
495 sq m

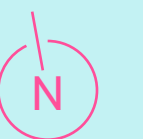
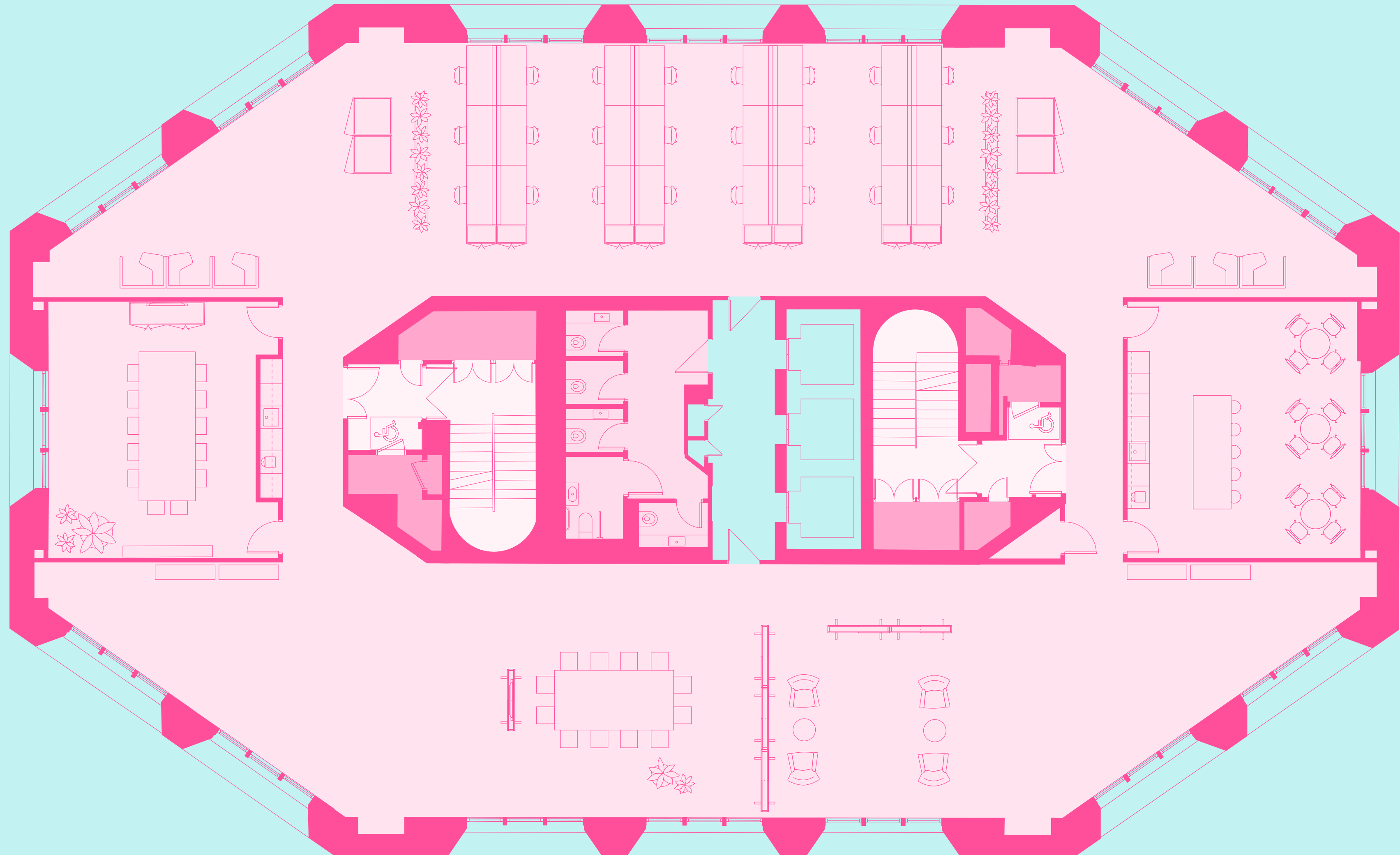
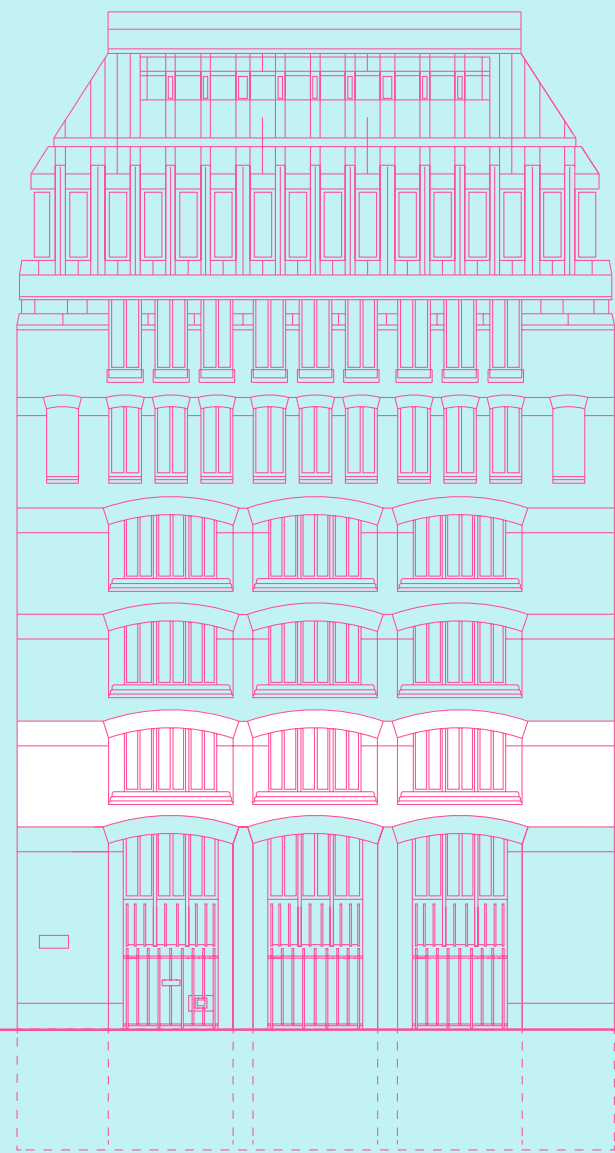


Testfit 2

2nd floor

5,328 sq ft

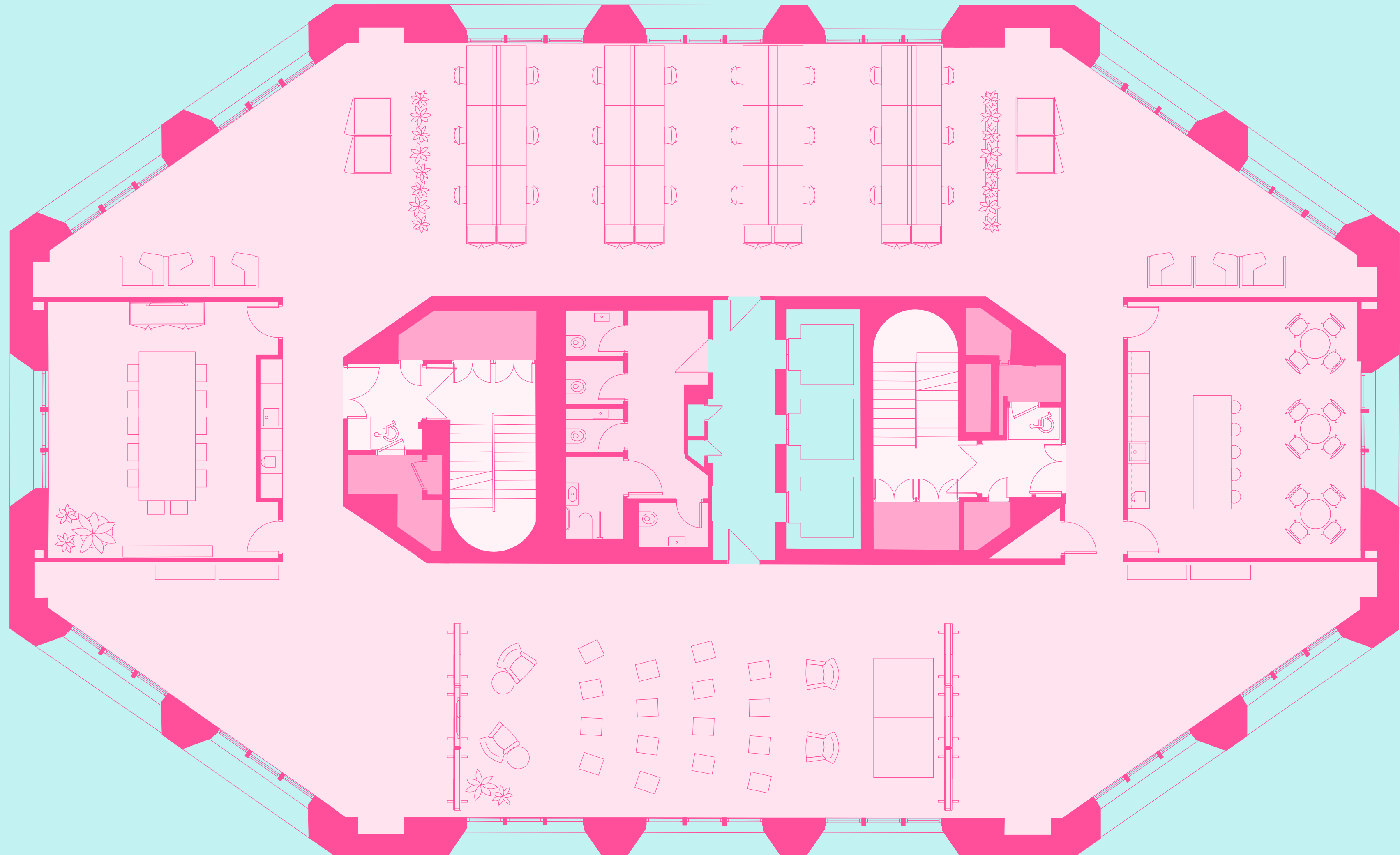
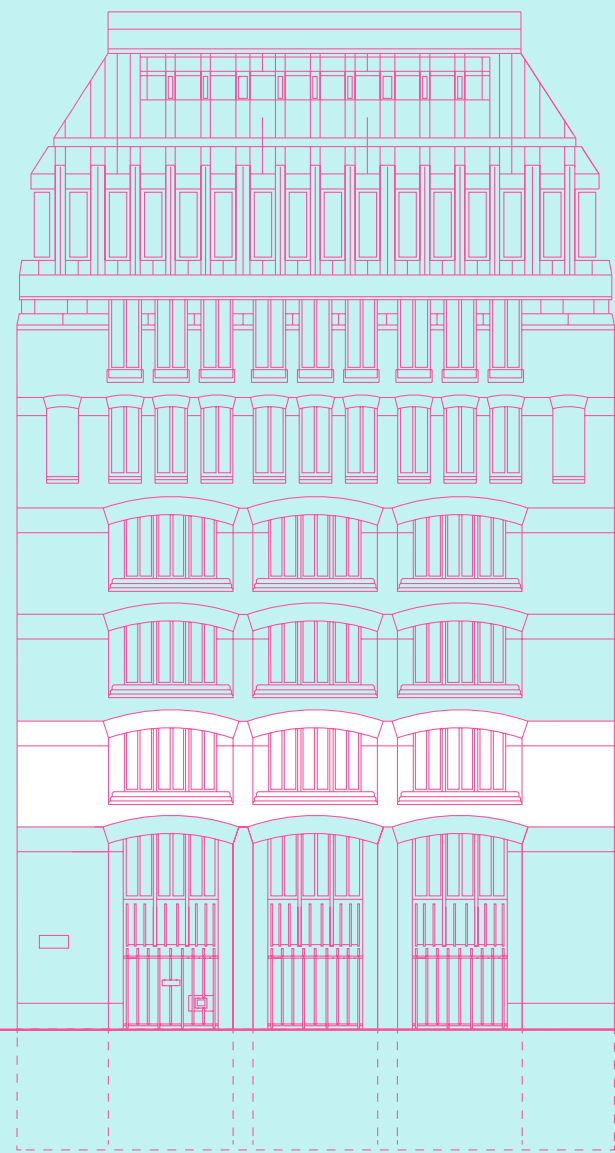
495 sq m



Testfit 3

2nd floor

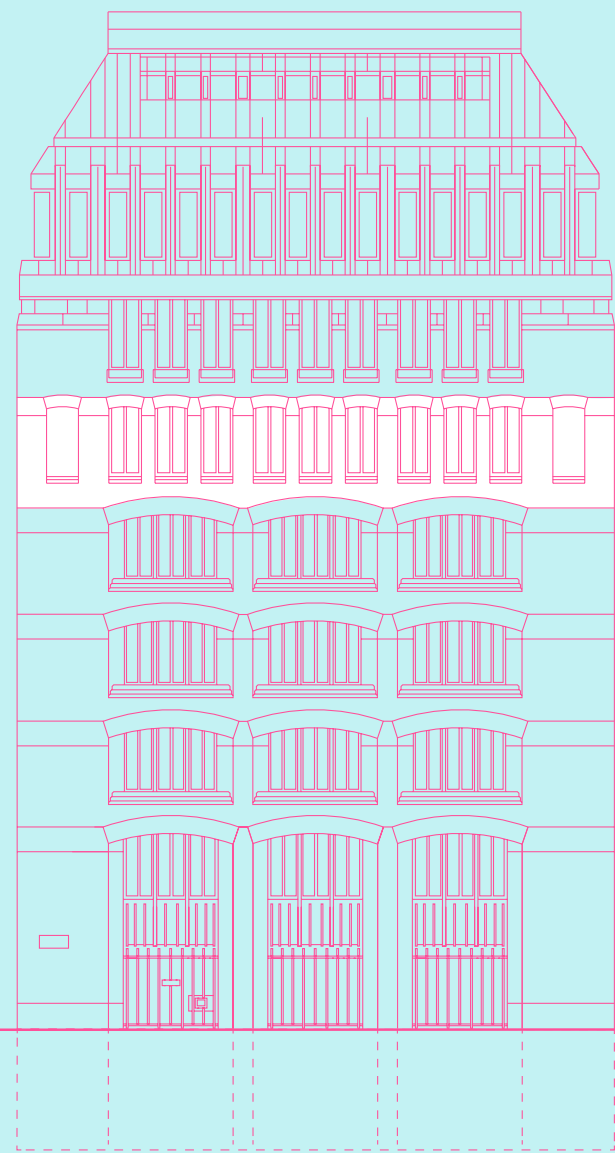
5,328 sq ft
495 sq m



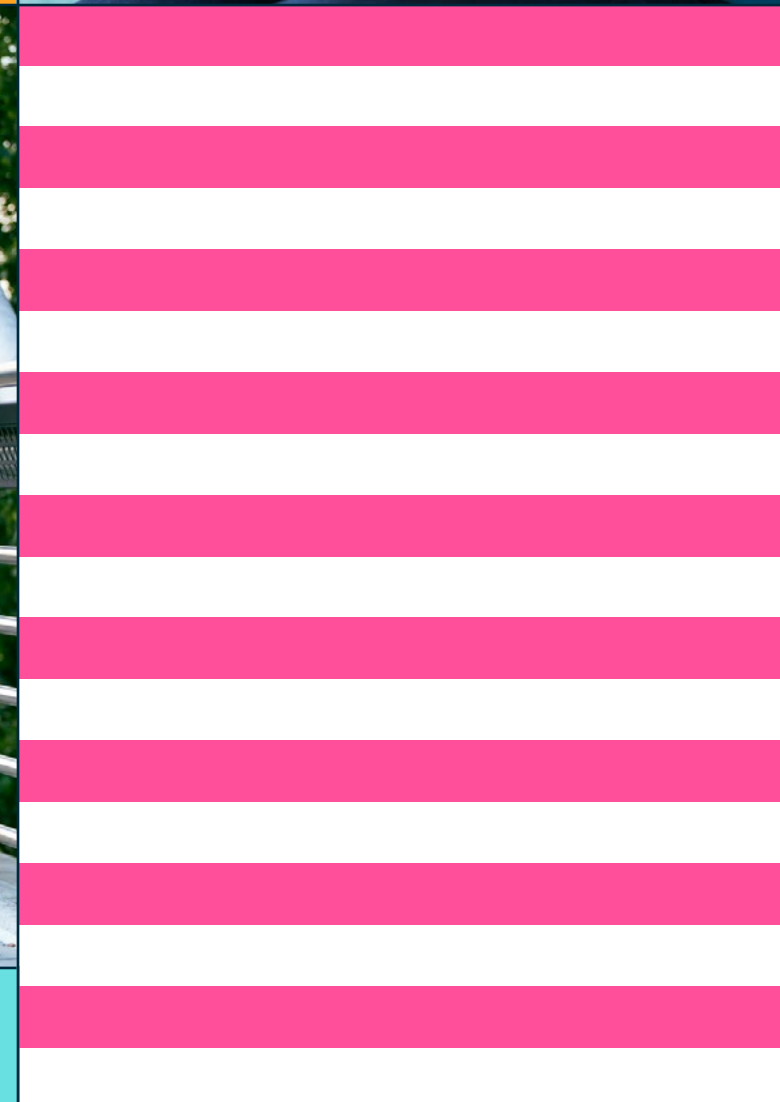
Testfit 4

5th floor

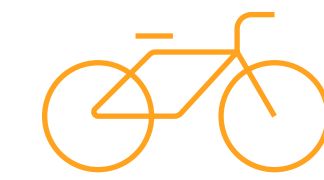
5,328 sq ft
495 sq m



Amenities and specification



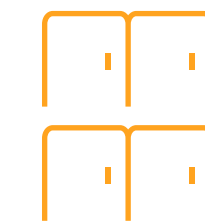
Building Amenities



55 Secure cycle spaces and cycle repair stand



6 Unisex showers



56 Two-compartment lockers with benches



Fibre connectivity provided by Colt & G Network



Fully Fitted & Furnished Floors & Private Offices



Telephone Booths



Complimentary Coffee & Tea



Meeting Suite with 6 Private Rooms

Occupier Benefits



All-inclusive office cleaning services



On site customer relations manager



Standard 3 Month Deposit



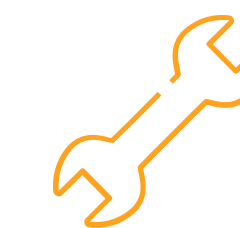
One All Inclusive Cost



Short Simple Lease



12 Month Minimum Contract



Inclusive of Dilapidations

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.

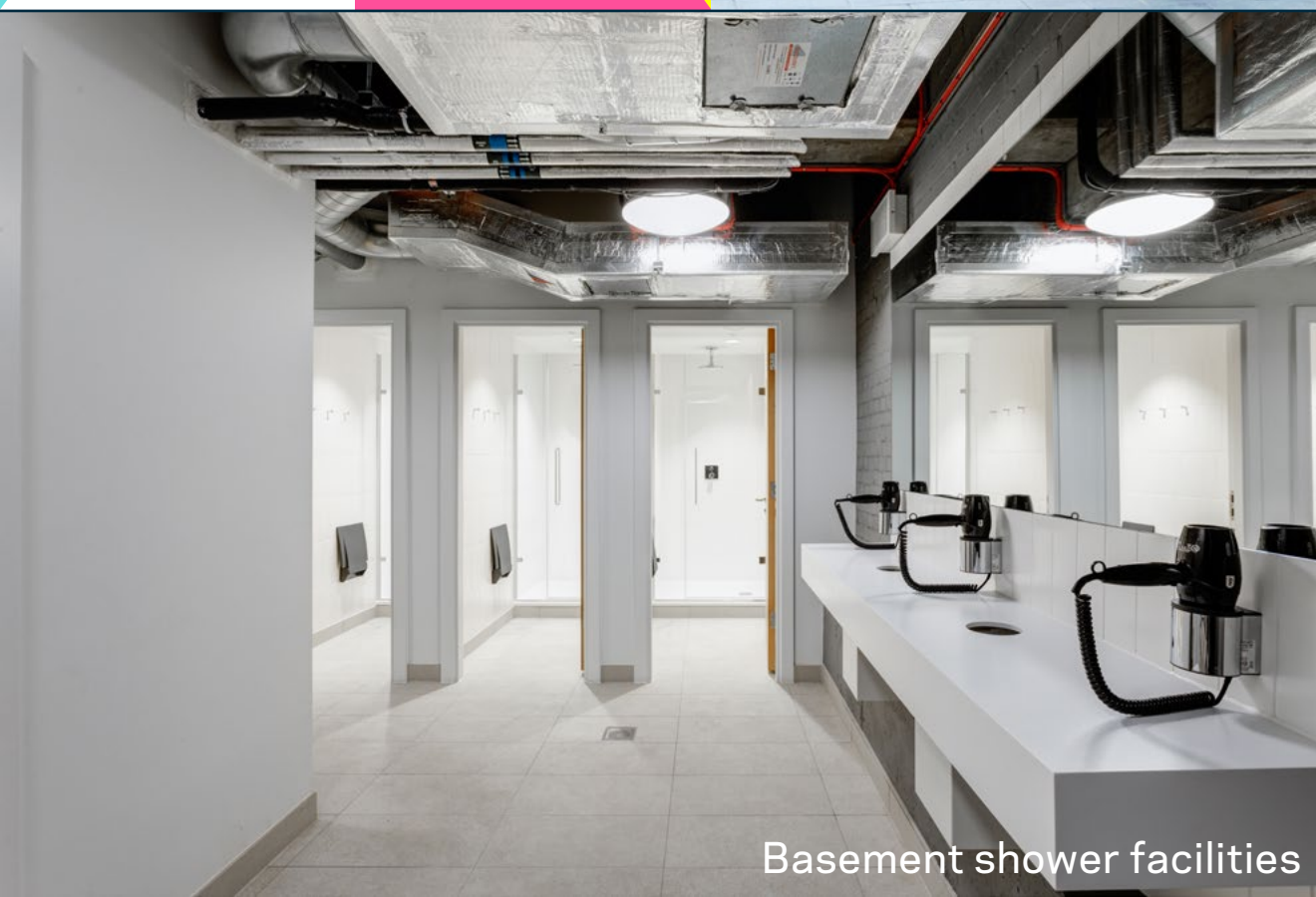
Office furniture by Vitra

MENTSEN

Bespoke reception furniture by Mentsen

Creative Debuts

Art curated by Creative Debuts



Basement shower facilities

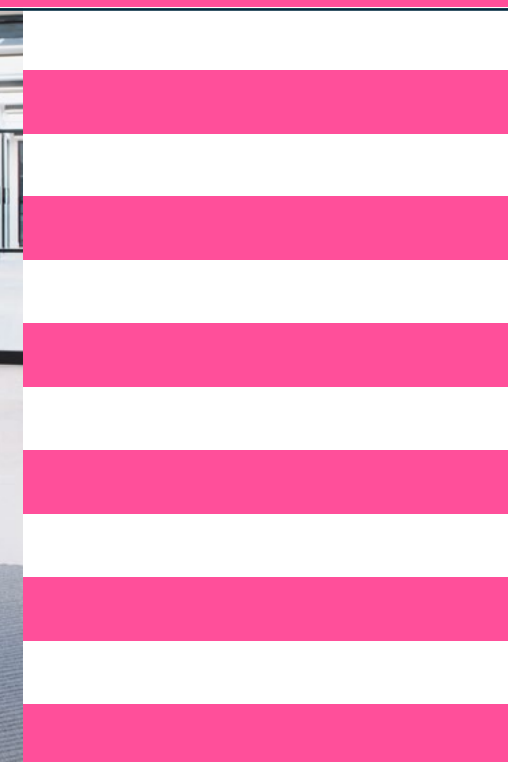
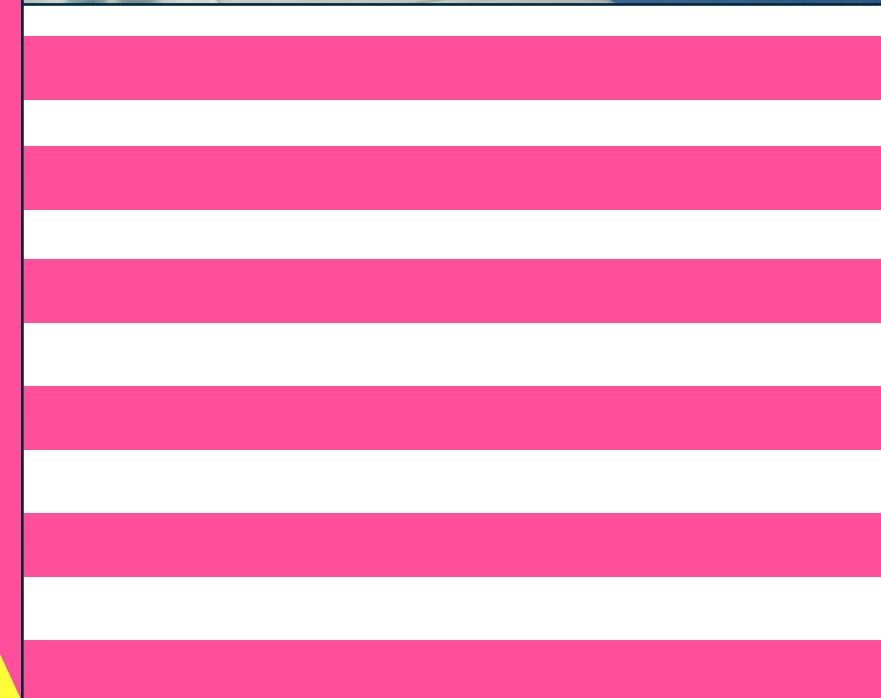
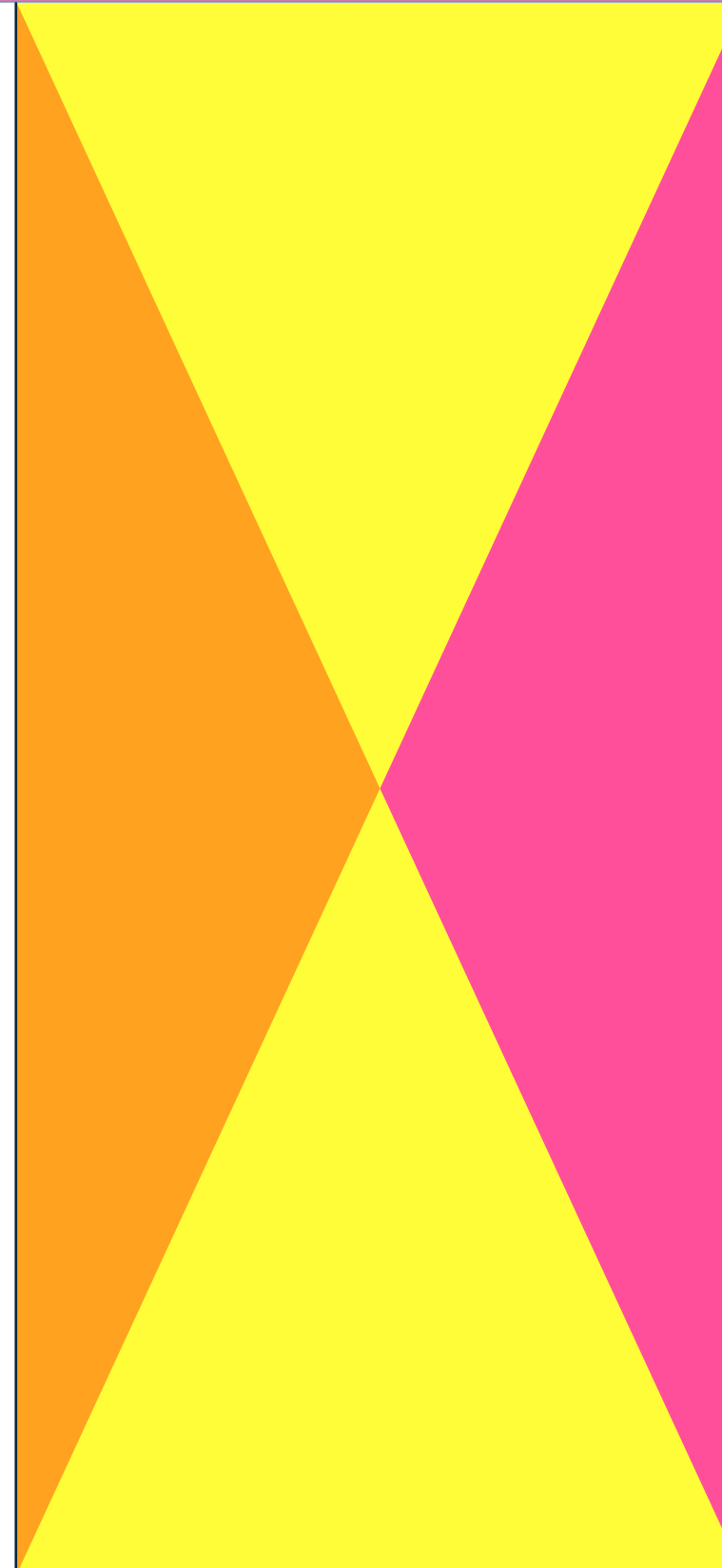


Benefits of The Crown Estate

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





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twobessboroughst.co.uk



Leasing on behalf of

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