



FOUR
MATTHEW
PARKER
STREET
SW1

3,613 - 19,784 sq ft of newly fitted office space



— FOUR —
MATTHEW
PARKER
STREET

Four Matthew Parker Street is a beautiful period listed property, it sits prominently in the corner of this quiet St James's Park street, just moments away from Westminster Abbey.



FOUR
MATTHEW
PARKER
STREET

— LOCATION —

This central London borough is the location for some of the capital's most iconic tourist attractions, four Royal Parks and the city's largest and busiest shopping and recreational areas.

Getting in and out couldn't be easier with both Westminster and St James's Park underground stations just 500 metres from Matthew Parker Street, making this destination easily accessible via the District, Circle and Jubilee lines. The newly thriving retail and leisure destination of Victoria is a short 5 minute walk away.



Green Park
Station

Buckingham
Palace

St James's
Park

Victoria
Station

St James's Park
Station

FOUR
MATTHEW
PARKER
STREET

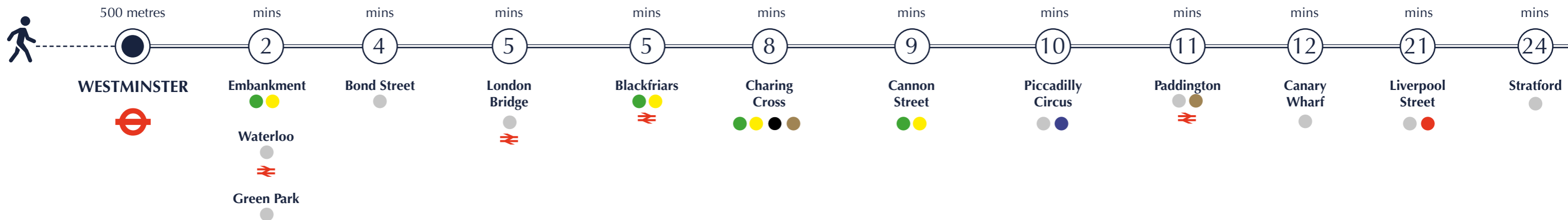
Westminster
Station

Westminster
Abbey

Palace of
Westminster



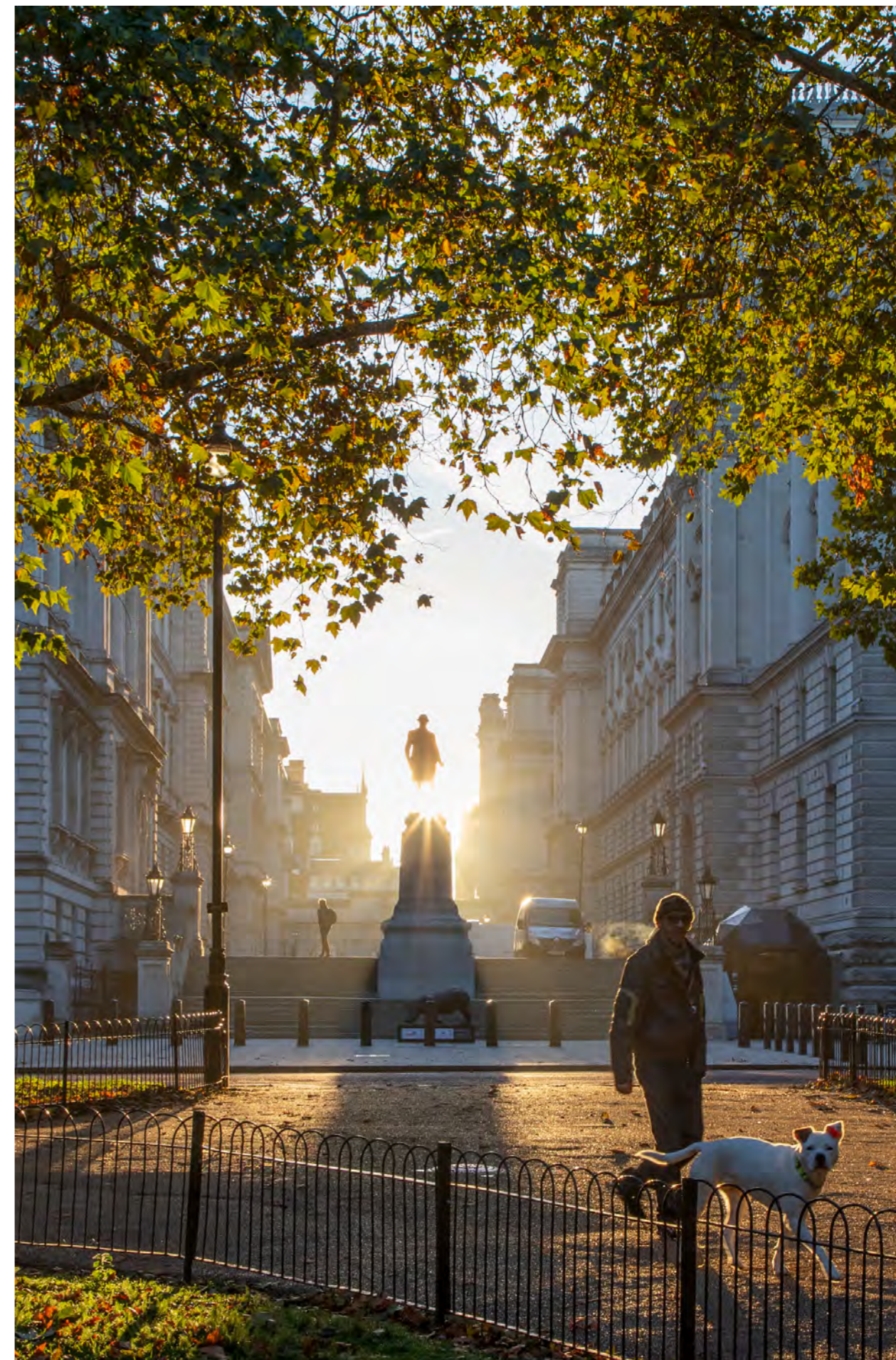
Victoria Street



Travel times in minutes, taken from TFL Journey Planner



— SW1 —



RETAIL, FOOD & DRINK

- 1 Browns Victoria
- 2 Franco Manca
- 3 M Victoria Street
- 4 Rail House Café
- 5 Roux at Parliament Square
- 6 Shake Shack
- 7 Space NK
- 8 Sticks'n'Sushi
- 9 The Cinnamon Club
- 10 Vagabond Wines
- 11 Zara
- 12 Ibérica Victoria
- 13 The Ivy Victoria
- 14 Bill's
- 15 Coco di Mama
- 16 Bone Daddies
- 17 Colosseo Restaurant
- 18 Flight Club
- 19 Pret A Manger
- 20 Stoke House

OFFICE OCCUPIERS

- 21 Adam Smith Institute
- 22 American Express
- 23 Boeing
- 24 Burberry
- 25 Capital Economics
- 26 Channel 4
- 27 DWS
- 28 Google
- 29 Intu Properties
- 30 Jimmy Choo
- 31 Jupiter Asset Management
- 32 L.E.K. Consulting
- 33 Phoenix Equity Partners
- 34 Rolls Royce
- 35 Tom Ford



GOVERNMENT DEPARTMENTS

- 36 British Chambers of Commerce
- 37 Central Hall Westminster
- 38 Companies House
- 39 Department of Business, Energy & Industrial Strategy
- 40 Department for Education
- 41 Department for Transport
- 42 Department for Work & Pensions
- 43 Foreign & Commonwealth Office
- 44 Her Majesty's Treasury
- 45 Houses of Parliament
- 46 Law Commission
- 47 Ministry of Defence
- 48 Ministry of Justice
- 49 The Supreme Court

HOTELS

- 50 Conrad London St James
- 51 Doubletree by Hilton
- 52 Hotel 41
- 53 St Ermin's Hotel
- 54 St James's Court Hotel
- 55 Taj 51 Buckingham Gate Suites
- 56 The Goring
- 57 The Rubens at the Palace
- 58 Z Hotel

— THE BUILDING —

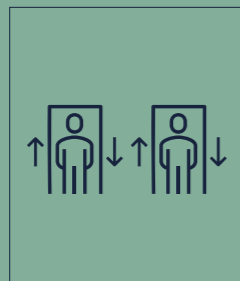
4 Matthew Parker Street offers occupiers the perfect balance between period architectural features and modern office amenity.

The building sits behind its own private gated courtyard and was comprehensively refurbished in 2016.

First Floor	746sqm	8,034sqft
First Floor Unit 1	360sqm	3,871sqft
First Floor Unit 2	336sqm	3,613sqft
Ground Floor	623sqm	6,709sqft
Lower Ground	468sqm	5,041sqft
Total	1,837sqm	19,784sqft



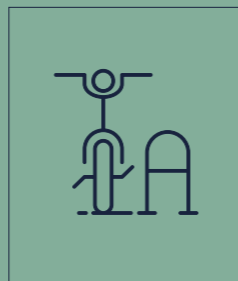
Managed Reception



Two passenger lifts



Shower facilities at lower ground floor level



Secure cycle storage

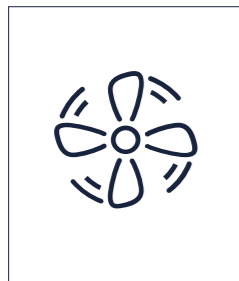


Indicative photography from 3rd Floor

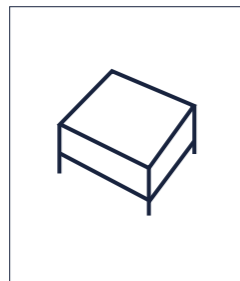


FIRST FLOOR

8,034 sq ft (NIA)
Newly Fitted to provide:



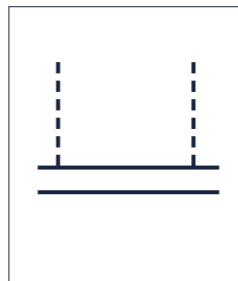
4-pipe fan coil air conditioning



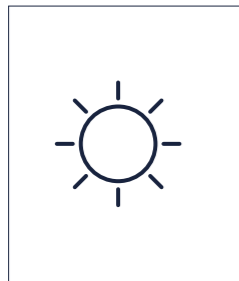
Full access raised floors



LED lighting



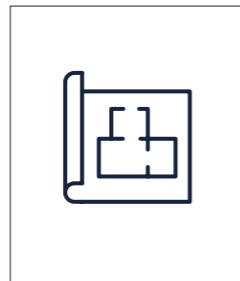
Metal tiled suspended ceiling



Excellent natural light



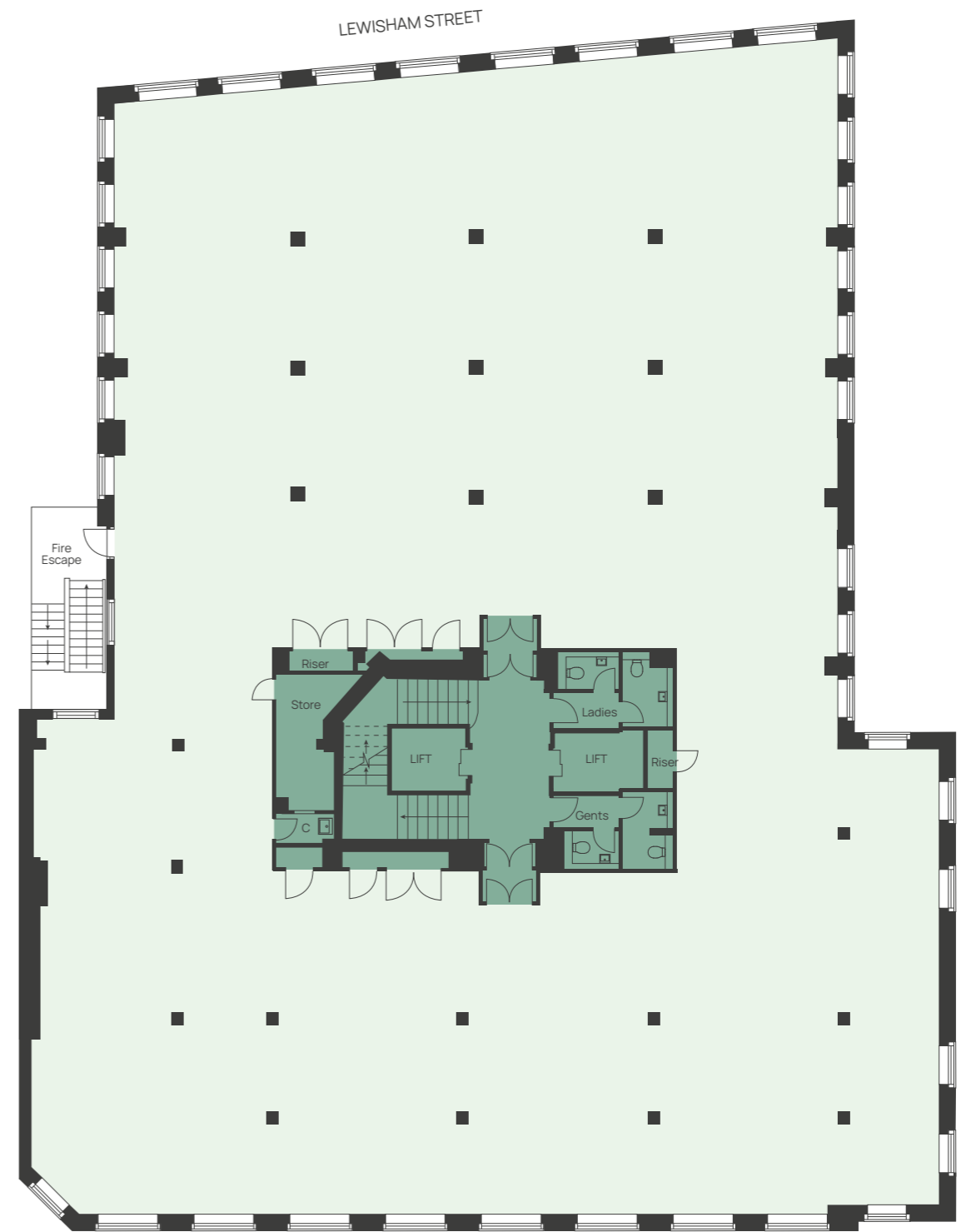
Demised shower facilities



Can be taken as a whole or can be split



Private and discrete location



● Office ● Core ● Let

MATTHEW PARKER STREET

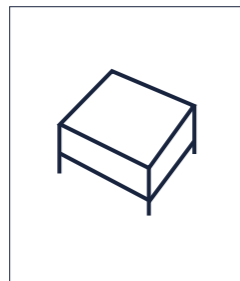


FIRST FLOOR

Unit 1: 3,871 sq ft (NIA)
Unit 2: 3,613 sq ft (NIA)
Newly Fitted to provide:



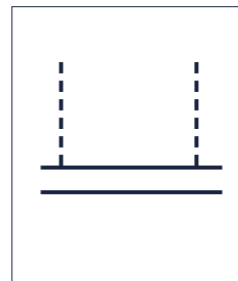
4-pipe fan coil air conditioning



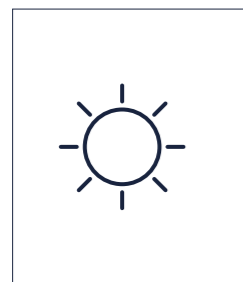
Full access raised floors



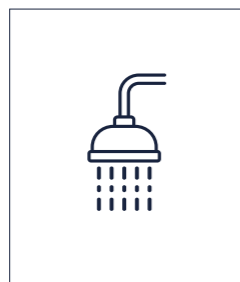
LED lighting



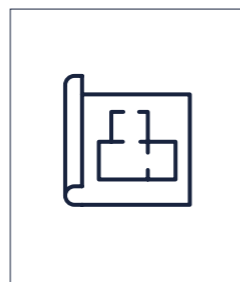
Metal tiled suspended ceiling



Excellent natural light



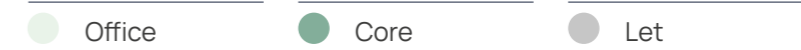
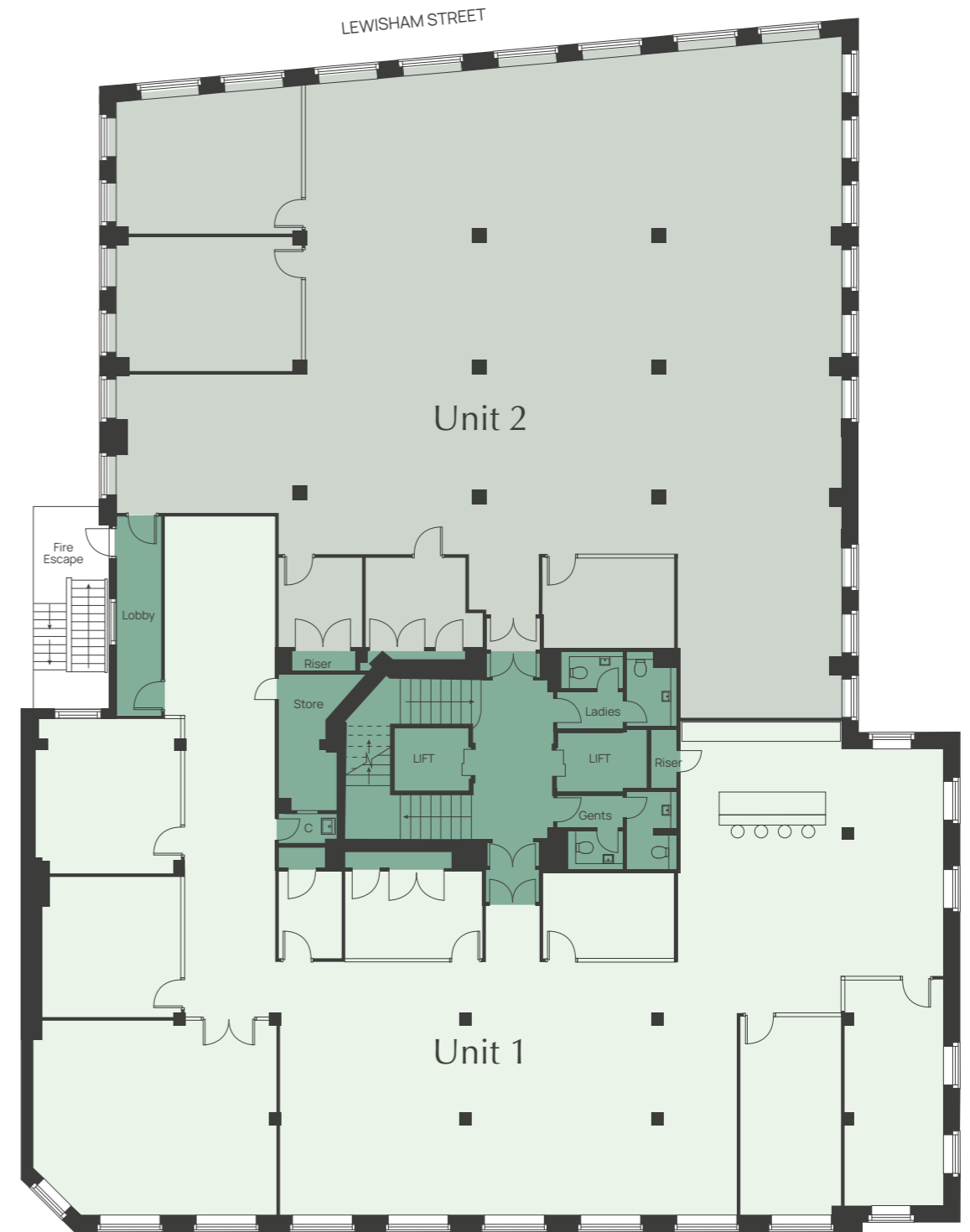
Demised shower facilities



Partially Fitted



Private and discrete location

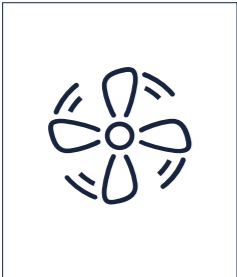


MATTHEW PARKER STREET

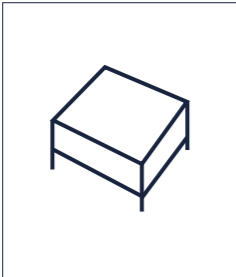
COMING
SOON

GROUND FLOOR

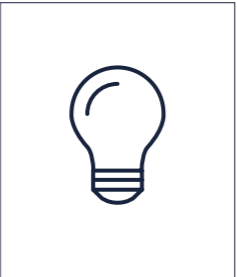
6,709 sq ft (NIA)
Newly Fitted to provide:



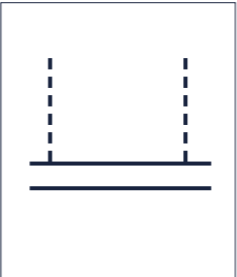
4-pipe fan coil air conditioning



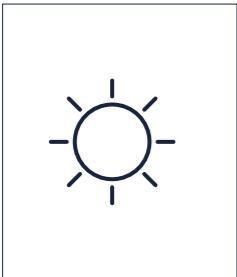
Full access raised floors



LED lighting



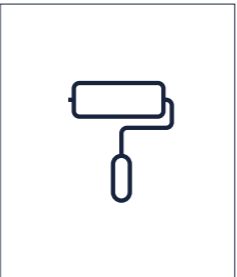
Metal tiled suspended ceiling



Excellent natural light



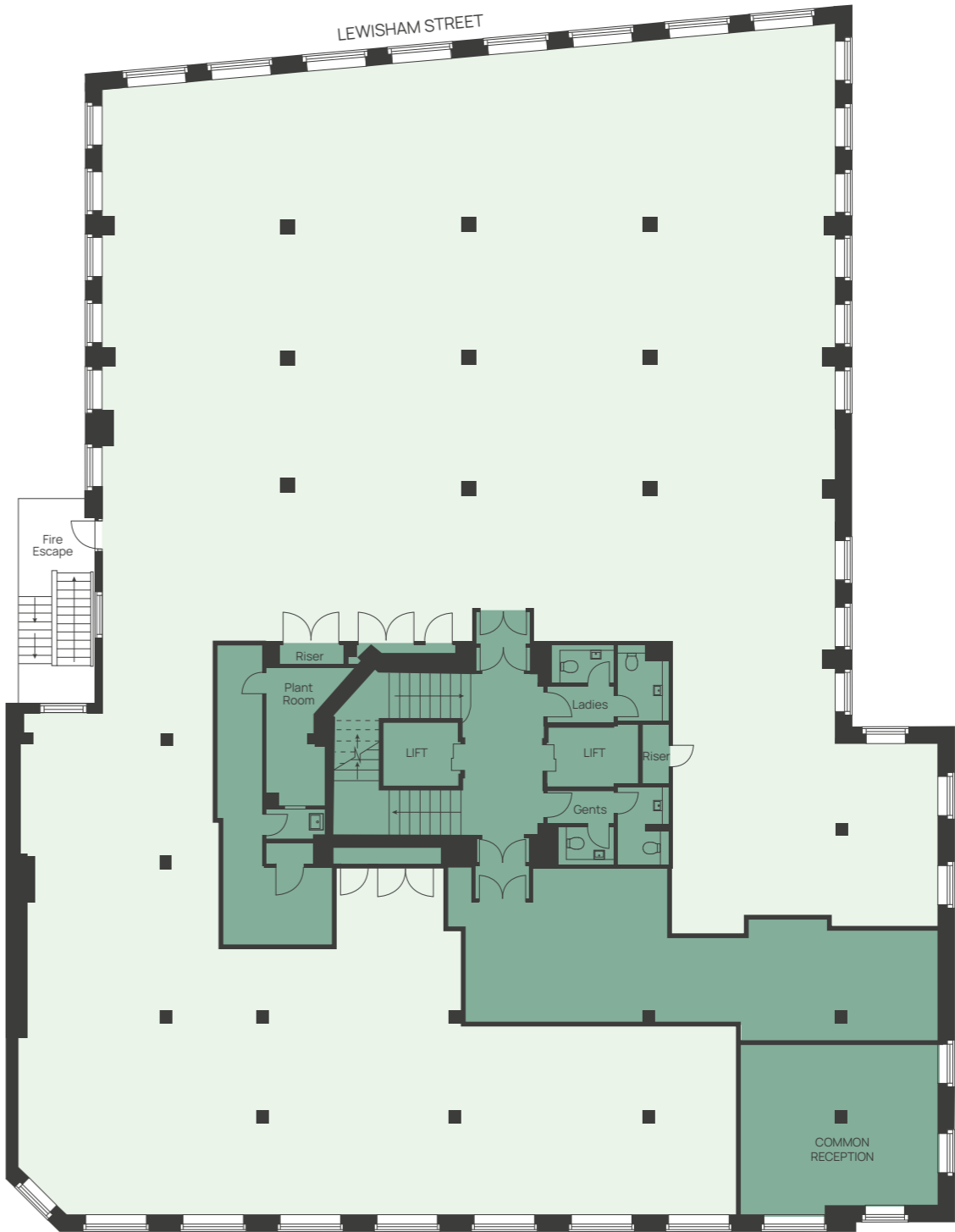
Demised shower facilities



To be refurbished



Private and discrete location



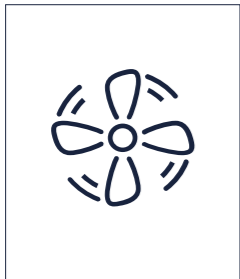
MATTHEW PARKER STREET

Office Core Let

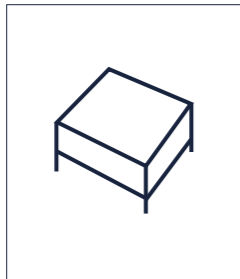
COMING
SOON

LOWER GROUND FLOOR

5,041 sq ft (NIA)
Newly Fitted to provide:



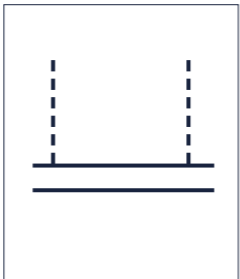
4-pipe fan coil air conditioning



Full access raised floors



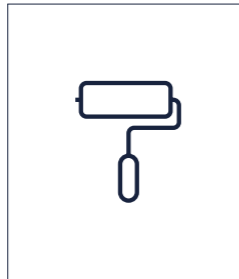
LED lighting



Metal tiled suspended ceiling



Demised shower facilities



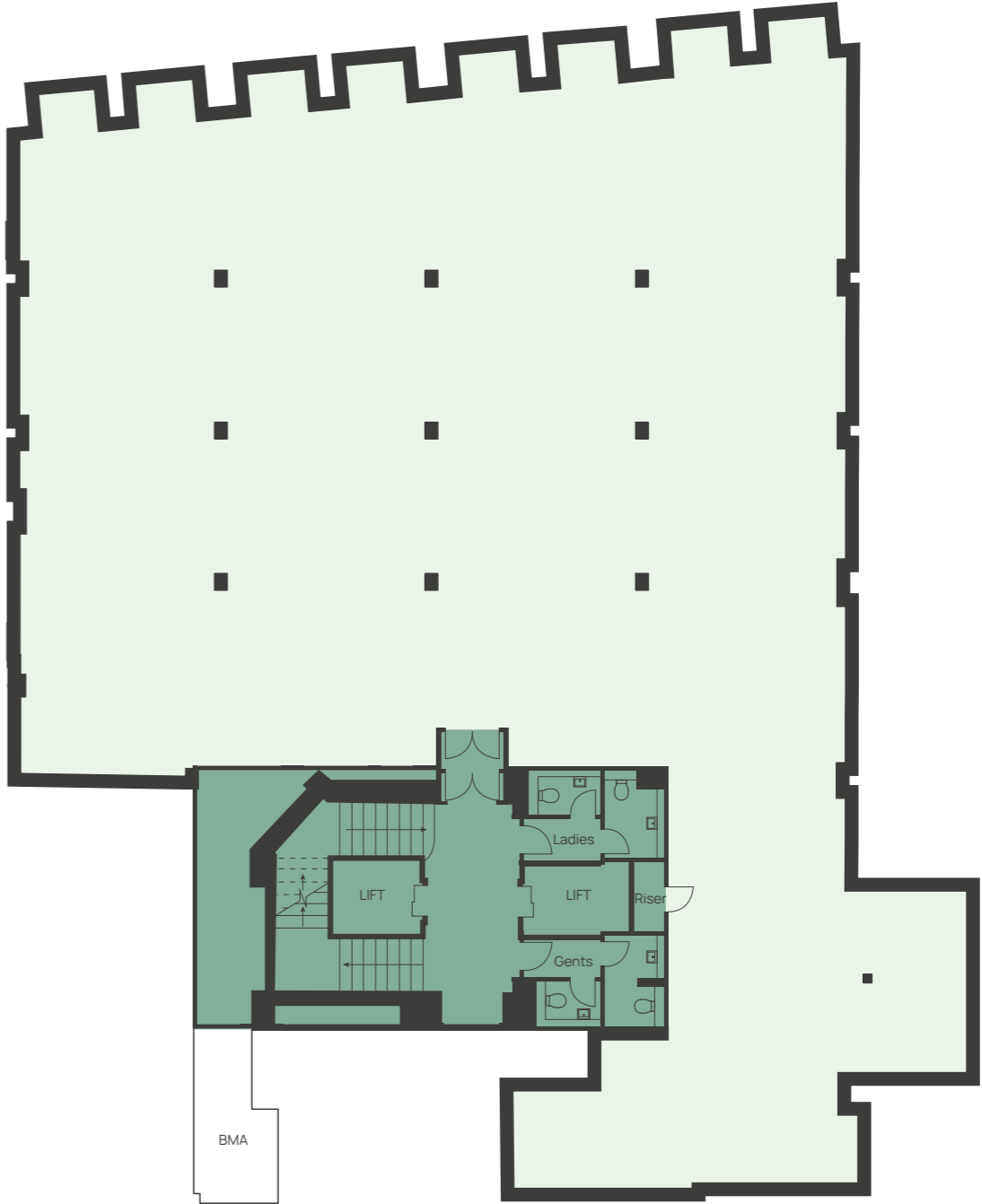
To be refurbished



Private and discrete location



LEWISHAM STREET



MATTHEW PARKER STREET

Office Core Let





Indicative photography from 3rd Floor



Indicative photography from 3rd Floor



Indicative photography from 3rd Floor





Indicative photography from 3rd Floor





Indicative photography from 3rd Floor

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