WORKPAD

MANAGEMENT

# 4

## MATTHEW PARKER STREET
## SW1



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# 4

# MATTHEW PARKER STREET

SW1H 9NP

4 Matthew Parker Street is a beautifully restored period property located on a quiet street just moments from Westminster Abbey and St. James's Park. This listed building offers a unique combination of historic architectural charm and modern office amenities. Refurbished to a high standard, with exterior updates completed in 2023, the property includes fully modernised common areas, shower and changing facilities, and secure cycle storage.

Located in the heart of Westminster, 4 Matthew Parker Street is just 500 meters from both Westminster and St. James's Park underground stations, offering excellent connectivity via the District, Circle, and Jubilee lines. The thriving retail and leisure hub of Victoria is also a short five-minute walk away, providing access to a wide range of amenities.



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# THE SPACE







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# THIRD FLOOR

| | |
|---|---|
| **FLOOR SIZE** | 3,255 Sq Ft |
| **DESK RANGE** | 28-50 |
| **FIT OUT** | FULLY FITTED |
| **EPC** | GRADE C |

# FLOOR PLAN




Indicative fitted layout

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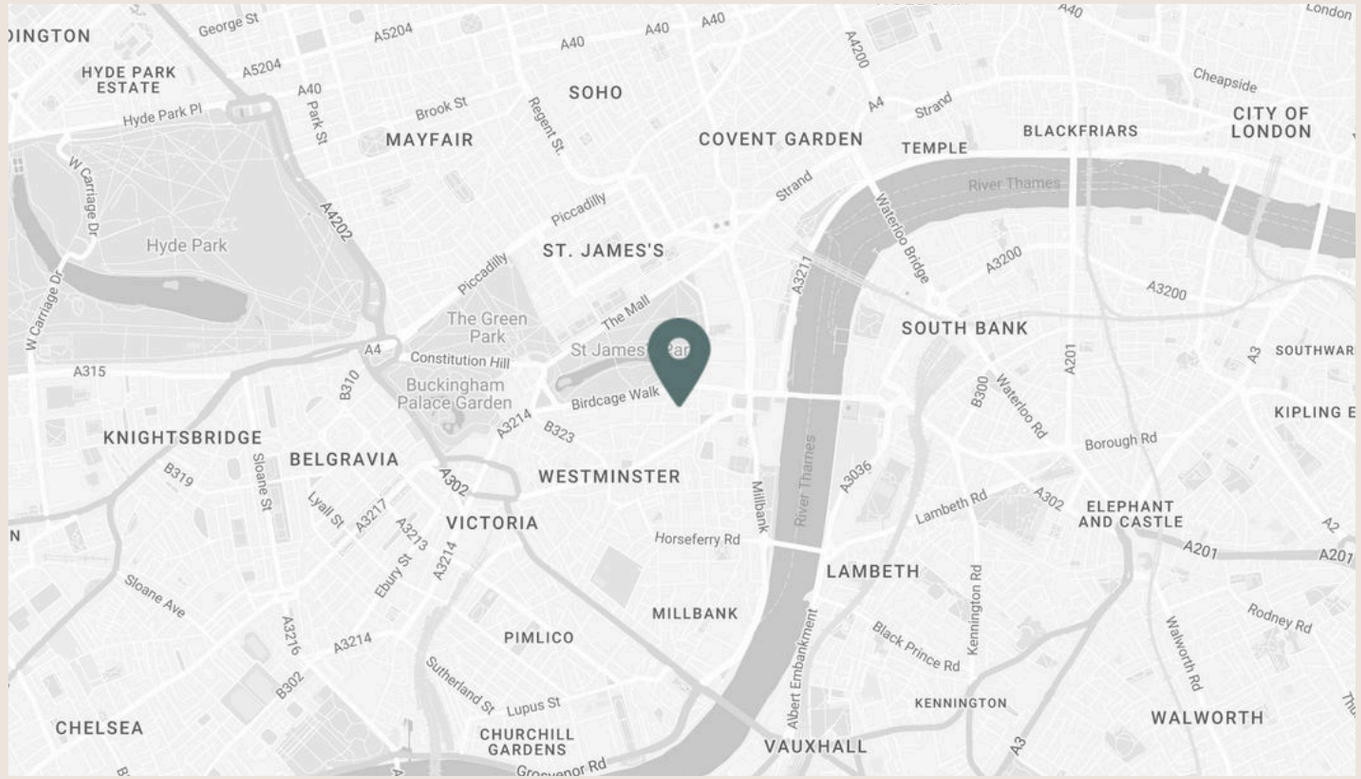
# LOCATION

4 Matthew Parker Street enjoys excellent transport links, located just 500 meters from both Westminster and St. James's Park stations, offering access to the District, Circle, and Jubilee lines.

Situated in the heart of Westminster, the property is surrounded by iconic landmarks such as Westminster Abbey and the Palace of Westminster. The nearby Victoria area offers a thriving retail and dining scene, including popular spots like Rail House Café, Sticks 'n' Sushi, and The Ivy Victoria. For a leisurely break, St. James's Park is just a short stroll away, providing the perfect green space in central London.



*The Ivy Victoria*




ST. JAMES' PARK
walking - 5 minutes

WESTMINSTER
walking - 5 minutes

VICTORIA
walking - 9 minutes

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# WHAT'S INCLUDED?



**Dedicated Account Management**

Our central customer service team is here to support every aspect of your office occupation. A single point of contact will organise all your property, facilities & service requirements.



**Fully Fitted + Furnished**

The workspace is fully fitted & furnished with a range of different areas to work, meet & relax. All passes & keys are included and your name can be displayed on the reception signboard.



**Enterprise Bandwidth & IT Support**

Enterprise-grade fibre, 500MB to 1GB as standard, fully resilient back-up, secure wireless environment, IT support included. Specialist upgrades & telephony services available on request.



**Interior Design + Space Planning**

Every Occupier recieves a complimentary consultation from our in-house design team. Whilst the space is already fitted, we will ensure you get the most from your space.



**Inclusive Of All Property Costs**

Included in your single monthly fee will be rent, business rates, service charge, utilities (electricity, water rates, heating & lighting) & building insurance - all the traditional property overheads.



**Full Facilities Management**

In addition, the management of your space is included: cleaning, repairs & maintenance, compliance, health & safety, client consumables including teas, coffees & milk (subject to our fair use policy).



**Customer-Focused Occupation**

We lower your barriers to occupation by providing an industry-standard Office Occupation Agreement, no onerous long lease, with lead times to occupy reduced to days not months, if need be.



**Additional Services**

In addition to all these inclusive features, we offer a range of additional, on-demand services, covering meeting & events, technology, end-of-journey, workspace personalisation & business support.

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# WORKPAD MANAGEMENT

## OUR TEAM

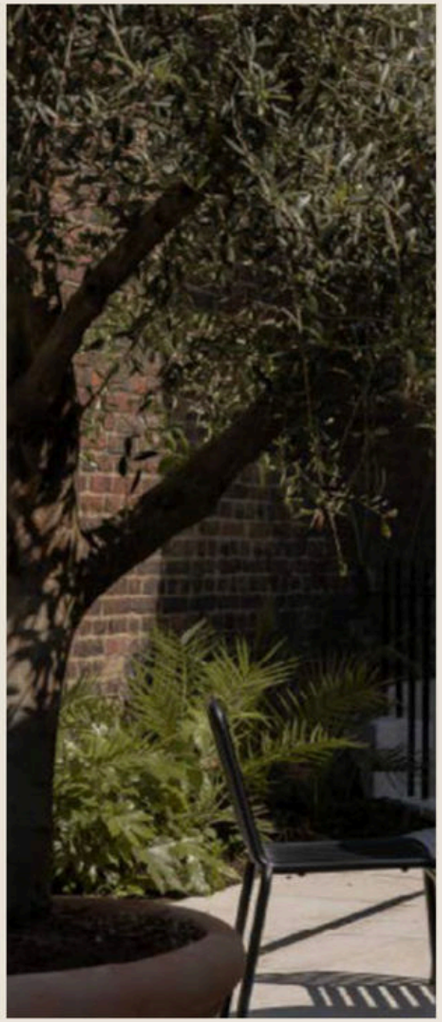
The WorkPad Management team has been successfully providing effective flexible workspace solutions to businesses since 2008. WorkPad Group itself has been in operation for 10 years and looks after occupiers at over 30 locations in central London. We are passionate about meeting our customers needs and providing you with a seamless workplace experience. We have in-house design, maintenance, compliance, finance & customer services teams, meaning we will be directly responsible for making sure your space works for you, every day.

## OUR PLEDGE

WorkPad Group recognise our responsibility as a leading London real estate business. We are committed to making a positive impact on Environmental, Social & Governance issues. We work with our landlords to encourage energy efficiency, use of sustainable materials, waste reduction & biodiversity. We engage with our communities, actively organise charitable events and ensure diversity & inclusion across all our teams. We are a well-established Group that employs ethical business practices and carries out regular stakeholder engagement.

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LEVY REAL ESTATE





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# GET IN TOUCH





WWW.WORKPAD.CO.UK


Emily Georgakopolou
emily.g@workpad.co.uk
07514 979 079


in association with FLEX LEVY REAL ESTATE


General Enquiries
enquiries@workpad.co.uk
020 3835 5921



Subject to contract. WorkPad Group for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give a fair description of the property and any services provided, whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither WorkPad Group nor any of its employees has any authority to make or give any further representations or warranty whatsoever in relation to this property. Any pricing quoted is net of vat. January 2024.