Tuckerman
CHARTERED SURVEYORS

23 Buckingham Gate, London, SW1E 6LB

OFFICE TO RENT
1,884 SQ FT



tuckerman.co.uk
020 7222 5511





Description

The final floor remaining at 23 Buckingham Gate offers 1,884 sq. ft. of available Ground Floor office accommodation moments from Buckingham Palace. Entry to the building is via a manned reception leading to a passenger lift and stairs. Each floor benefits from a W/C as well as a tea point.

The excellent amenities of Cardinal Place and Nova are a 2 and 3 minutes' walk respectively, whilst Westminster Abbey and the Houses of Parliament are an easy walk to the south.

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Location

The property is located on Buckingham Gate close to its junction with Wilfred Street and a short walk from both St James Park (District and Circle lines) and Victoria Station (District, Circle and Victoria underground & mainlines). The Gatwick Express and numerous bus routes also pass through Victoria.



Amenities

- Air conditioned
- Passenger lift
- 5 Mins from St James' Park and Victoria Tube stations
- Centrally located with plentiful staff amenity
- 5 minutes from Green Park
- Commissionaire
- Shower Facility & Disabled W/C
- Limited cycle storage
- 1st floor private roof terrace
- Security: Mon to Fri 9am-5:30pm
- Access: Mon to Fri 7am-8pm excluding bank holiday

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Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
6th	1,157	£55.00	£25.96	£13.38	£109,151.38	£9,095.95	Under Offer
1st	1,265	£55.00	£25.90	£13.38	£119,264.20	£9,938.68	Under Offer
Ground	1,884	£47.50	£26.49	£13.38	£164,605.08	£13,717.09	Available
TOTAL	**4,306**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Available from 1st April by way of a new lease(s) for a term by arrangement.

Rent

£47.50 per sq ft.

Service Charge

c. £13.38 per sq ft.

Rates

c. £26.49 per sq ft.

EPC

Available on request.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman 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 fair description of the property and 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 Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.