Tuckerman
CHARTERED SURVEYORS

66 Buckingham Gate, London, SW1E 6AU

OFFICE/RETAIL TO RENT
909 SQ FT



tuckerman.co.uk
020 7222 5511





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Description

The newly refurbished 909 sq ft ground floor unit offers high-quality accommodation in a prominent Buckingham Gate location. The premises are suitable for office or alternative uses such as retail, medical and others subject to necessary consents.

The unit benefits from an open-plan layout, two meeting rooms and a kitchenette.

The building benefits from a recently refurbished manned reception, together with excellent end-of-trip facilities including cycle storage and shower provisions.


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Location

The property is located on the north side of Buckingham Gate at its junction with Caxton Street and Vandon Street and is a short walk from both St James's Park underground (District and Circle lines) and Victoria Station (District, Circle and Victoria underground & mainlines). The building is situated directly opposite the St James Court Hotel and the Bank and Quilon restaurant, and adjacent to the Buckingham Green development, the property is a minutes' walk from Victoria Street and Cardinal Place and the many leisure and retail facilities there.



Amenities

- 2 x 8 Person Passenger Lifts
- Commissionaire
- Air Conditioning
- Bike Racks & Showers
- Fully Accessed Raised Floors
- LED Lighting
- 2 Mins from St James's Park Tube
- Centrally located with plentiful staff amenity
- Recently refurbished reception
- End of journey facilities

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Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
Ground	909	£30.00	£26.02	£20.92	£69,938.46	£5,828.21	Available
TOTAL	**909**						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

A new lease for a term by arrangement.

Rent

£30.00 per sq ft.

Service Charge

£20.92 per sq ft.

Rates

Estimated £26.02 per sq ft.

EPC

Available upon 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.