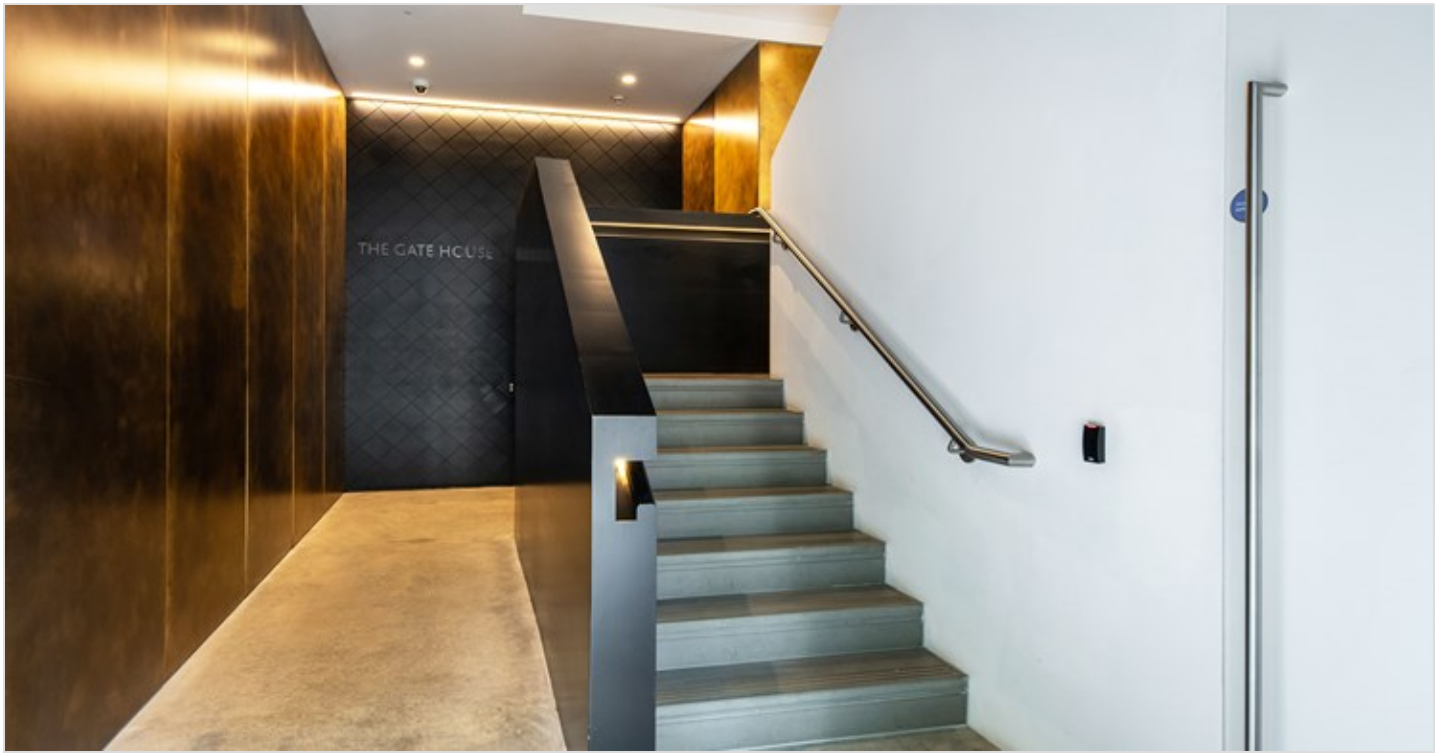
Tuckerman
CHARTERED SURVEYORS

The Gate House, 63 Buckingham Gate, London, SW1E 6AZ

OFFICES TO LET
1,166 SQ FT

tuckerman.co.uk
020 7222 5511



Description

The Gate House is a striking boutique property, with uniquely trellised façade, prominently positioned on Buckingham Gate, Victoria. The building offers high-quality office accommodation arranged over two floors of self-contained units and benefits from an impressive lobby finished with full height bronze walls and polished concrete floors.

The available second floor office provides recently redecorated open plan space, benefitting from excellent natural light, modern finishes, 2 meeting rooms and a demised kitchen.

The lift lobby provides access to the basement with best -in-class end of trip facilities, including changing facilities, bike racks and showers.

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Location

Occupying a prime location on Buckingham Gate in the heart of St James's Park, tenants are just a short walk from St James's Park, Victoria and Westminster Stations, providing excellent transport links both across London and nationally. The surrounding area offers an exceptional range of amenities including restaurants, cafés, hotels, gyms and retail facilities, together with close proximity to Buckingham Palace, St James's Park and the West End.

Amenities

- Newly redecorated
- Fully fitted & furnished
- Excellent natural light
- Air Conditioning
- Lift Access
- Excellent End of Trip Facilities
- Part of the Buckingham Green Estate

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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
2nd	Available	1,166	£87.50
TOTAL		1,166	£87.50

Contacts

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Lease Information

Available by way of assignment or sublease until December 2030, with a break option in December 2028, or new lease direct from the Landlord.

Rent

£87.50 per sq ft.

Service Charge

£22.65 per sq ft.

Rates

£33.83 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.