

**\*\*NEW INSTRUCTION\*\***

**140 BUCKINGHAM PALACE ROAD**

**LONDON SW1 9SA**



**RE-DECORATED AIR CONDITIONED OFFICE SUITE**

**584 SQ FT (54.25 SQ M) APPROX.**

**TO BE LET**

**LOCATION:** The property is situated in the middle of an attractive Victorian terrace of office buildings between Ecclestone Street and Elizabeth Street, being within a few minutes' walk of the Victoria Transport termini (Underground – Victoria, District and Circle Lines, Main-Line, Gatwick Express, Victoria Coach and Bus Stations).

**020 7522 8500**

**DESCRIPTION:** The offices are approached through an attractive entrance hall and are situated on part of the 4<sup>th</sup> floor, comprising 584 sq ft arranged as two inter-communicating rooms.

**SPECIFICATION:**

- Automatic passenger lift
- Air conditioning
- Cable managed
- 24 hour access
- Attractive period office building
- Very close to transport facilities
- Private shared gardens to the rear
- Meeting rooms available on-site by arrangement

**ACCOMMODATION:** The accommodation has the following approximate net internal floor area: -

Floor	Description	Sq Ft	Sq M
Fourth	Offices	584	54.25

**TERM:** A new effective full repairing and insuring lease through the service charge provisions for up to three years.

**RENT:** **£55.00 per sq ft** per annum, exclusive of all outgoings and VAT.

**BUSINESS RATES:** We are informed that the rates payable currently equate to approximately £18.00 per sq ft per annum exclusive. Interested parties are advised to verify this figure with the local authority.

**SERVICE CHARGE:** The service charge is currently running at approximately £10.00 per sq ft.

**EPC RATING:** TBC

**LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in any transaction.

**VIEWINGS:** Strictly via appointment with the sole letting agents **MELLERSH & HARDING**

Jonathan Stern  
020 7522 8517  
[jstern@mellersh.co.uk](mailto:jstern@mellersh.co.uk)

George Reynolds  
020 7522 8524  
[greynolds@mellersh.co.uk](mailto:greynolds@mellersh.co.uk)