

B1 OFFICES BUT SUITABLE FOR D1/D2 USERS (SUBJECT TO PLANNING)

**23 BUCKINGHAM GATE
VICTORIA, SW1**



REFURBISHED AIR CONDITIONED OFFICE FLOOR WITH INDEPENDENT STREET ACCESS

1,860 SQ FT (172.80 SQ M) APPROX TO LET

LOCATION: 23 Buckingham Gate is situated on the south side of Buckingham Gate, approximately mid-way between Buckingham Palace and Wilfred Street. Both St James's Park and Victoria stations are close by, providing access to Victoria, District and Circle lines, mainline trains, Gatwick Express and the numerous bus routes that pass through Victoria. The eating and retail experience of Victoria has hugely improved with the developments of Nova and Cardinal Place providing readily accessible supply of opportunities.

020 7522 8500

ACCOMMODATION: The building is currently being extensively refurbished and the available accommodation will be situated on the lower ground floor, having its own independent entrance from the street. The offices have an approximate net internal floor area of 1,860 sq ft.



AMENITIES:

- Newly refurbished
- New VRS air conditioning
- Metal tile suspended ceilings
- Carpeting throughout
- 24 hour access
- LED light fittings throughout
- Self-contained entrance
- Capped off services for kitchen
- Own WCs
- Perimeter trunking

FLOOR LAYOUT:



TERM: A new flexible lease will be available direct from the Freeholders.

RENT: **Guiding £45.00 per sq ft** per annum exclusive of business rates, service charge and VAT.

BUSINESS RATES: The rates payable with effect from 1st April 2017 are estimated at **£9.02 per sq ft** per annum (for 2016/2017).

SERVICE CHARGE: TBC

EPC RATING: TBC

LEGAL COSTS: Each party to be responsible for their own legal costs.

POSSESSION: Immediate upon completion of legal formalities.

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

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