



157-197 Buckingham Palace Road, London, SW1W 9SP

Top grade Central London Offices To Let in the heart of Victoria

- Fully Fitted Office Space
- Excellent Natural Light
- ESG - Renewal Energy & Rain Water Harvesting
- Air Conditioned
- Prime Victoria Location
- On-site Gym & Cafe facilities
- Meeting room, Cycle & Showers
- No VAT payable

Summary

Available Size	6,636 sq ft
Rent	£55 per sq ft
Rates Payable	£29 per sq ft
Service Charge	£18.50 per sq ft 2025/2026 rate still tbc
Car Parking	N/A
Estate Charge	N/A
EPC Rating	EPC exempt - Listed building

Description

This 1930's Grade II listed office has been modernised located at 157-197 Buckingham Palace Road, offering high quality, cost-effective office space which is fully fitted and ready to occupy. The available office space benefits from excellent natural light, providing fantastic views across Central London, with multiple on-site facilities at the tenants' disposal, such as an on-site restaurant and café, gym and a bookable auditorium and meeting rooms.

Location

The location provides immediate access to a wealth of amenities nearby from restaurants and bars to retail shops and entertainment. The offices are prominently situated on the corner of Buckingham Palace Road and Elizabeth Bridge Road, adjacent to both Victoria London Coach terminal and Train/Tube stations, allowing excellent connection to Westminster, Oxford Circus, South London and the City.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - South Wing	4,220	392.05	Let
1st - North Wing	5,522	513.01	Let
5th - North Wing	6,943	645.03	Let
6th - North Wing	6,262	581.76	Let
2nd - North Wing	6,636	616.50	Available
Total	29,583	2,748.35	

Terms

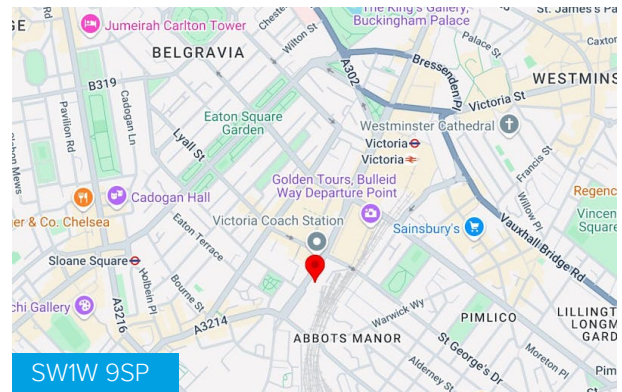
Full Internal repair and Insuring leases will be offered up to a maximum of 10 years.

VAT

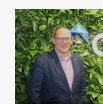
There is NO VAT to be paid on any lease agreements.

Viewing

All viewings to be through Align or our joint partner agents Tuckerman Commercial on 020 7222 5511



Viewing & Further Information



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View Properties Here
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