



**23 Buckingham Gate,
London, SW1E 6LB**

OFFICES TO RENT



tuckerman.co.uk
020 7222 5511



Description

23 Buckingham Gate offers 5,571 sq. ft. of available office space arranged over Ground, 1st, 2nd & 6th floors just moments from Buckingham Palace. Entry to the building is via a manned reception leading to a passenger lift and stairs. The available space comprises mostly open plan office accommodation with a generous number of meeting rooms. Each floor benefits from a W/C as well as a tea point. The 1st floor has a large open plan kitchen/break out space and roof terrace, providing excellent staff amenity.

The excellent amenities of Cardinal Place and Nova are a 2 and 3 minutes' walk respectively, whilst Westminster Abbey and the Houses of Parliament are an easy walk to the south.

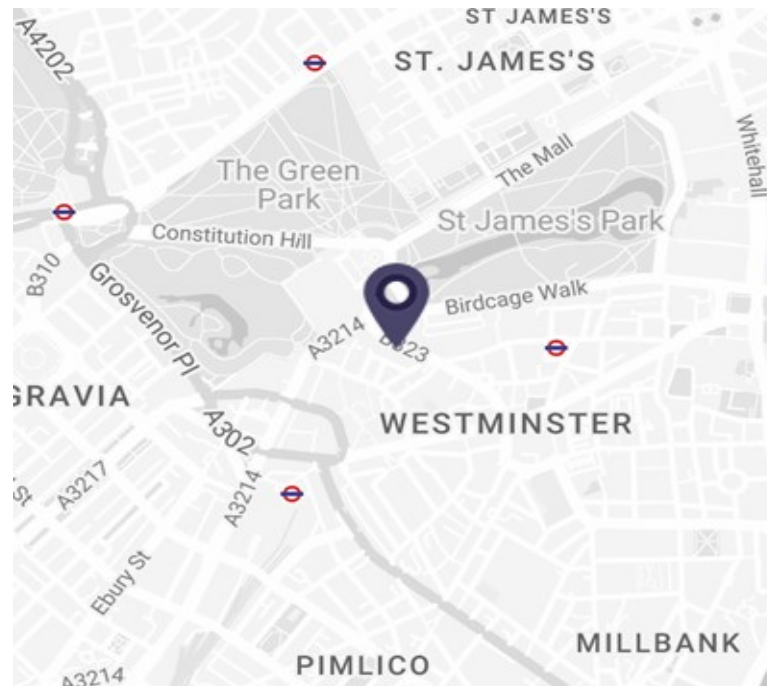






Location

The property is located on Buckingham Gate close to its junction with Wilfred Street and a short walk from both St James Park (District and Circle lines) and Victoria Station (District, Circle and Victoria underground & mainlines). The Gatwick Express and numerous bus routes also pass through Victoria.



Amenities

- Air conditioned
- Passenger lift
- 5 Mins from St James' Park and Victoria Tube stations
- Centrally located with plentiful staff amenity
- 5 minutes from Green Park
- Commissionaire
- Shower Facility & Disabled W/C
- Limited cycle storage
- 1st floor private roof terrace
- Security: Mon to Fri 9am-5:30pm
- Access: Mon to Fri 7am-8pm excluding bank holiday

Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
6th	1,157	£55.00	£25.96	£13.38	£109,151.38	£9,095.95	Under Offer
2nd	1,265	£55.00	£24.28	£13.38	£117,214.90	£9,767.91	Under Offer
1st	1,265	£55.00	£25.90	£13.38	£119,264.20	£9,938.68	Under Offer
Ground	1,884	£47.50	£28.54	£13.38	£168,467.28	£14,038.94	Available
TOTAL	5,571						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

Available from 1st April by way of a new lease(s) for a term by arrangement.

Rent

£47.50 - £55 per sq ft.

Service Charge

c. £13.38 per sq ft.

Rates

c. £24.28 - £28.54 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.