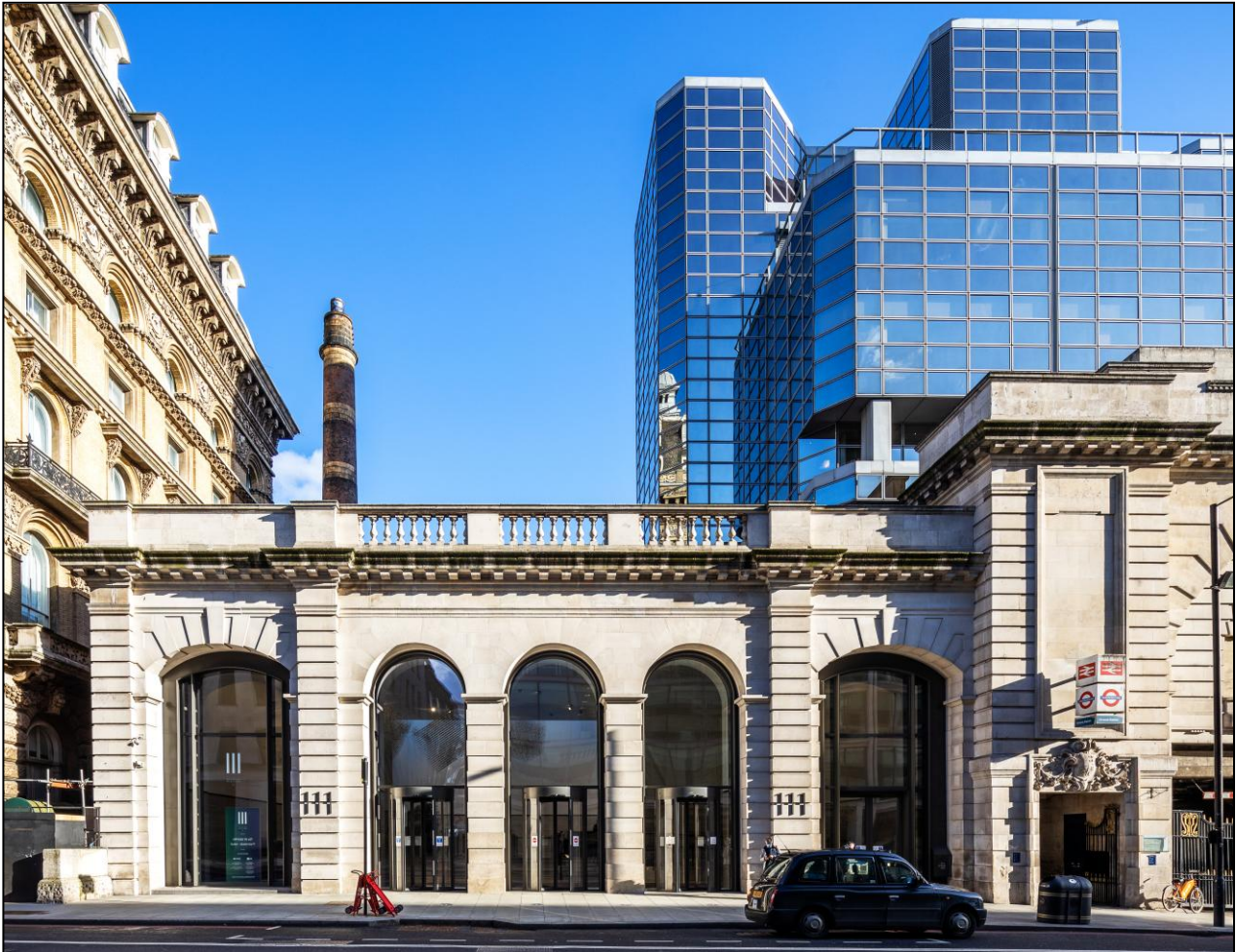


**FULLY FITTED AND FURNISHED
5th FLOOR OFFICE - TO LET**



Part 5th Floor

3,120 sq. ft. / 283 sq. m

LOCATION

Sitting above the recently redeveloped Victoria station, 111 Buckingham Palace Road's prime central London position provides immediate access to three tube lines for fantastic connections across the city, as well as National Rail services and the Gatwick Express.

DESCRIPTION

The part 5th floor benefits from superb natural light, a raised access floor, suspended ceiling with recessed LED lighting, 34 desks, 2 exec offices, 3x meeting rooms, 1x boardroom (private), a fitted kitchen and access to a larger shared boardroom, available on a booking basis.

The building benefits from a spacious double height reception with artistic finishings and feature escalators up to the Sky Lobby.

The Sky Lobby is set inside a triple height, light-filled atrium with a unique and impressive communal business space, featuring a barista café, a variety of seating options, green planting and free Wi-Fi for use by occupiers and guests as an extension to the office, perfect for informal meetings, touchdown working or a spot of lunch.



**111 Buckingham Palace Road
London
SW1W 0SR**





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AMENITIES

Fully fitted and furnished with 3x meeting rooms
Access to impressive boardroom facility
Private kitchenette
Private showers
Excellent natural light

Air-conditioning
Sky Lobby with onsite café and spacious seating area
Impressive building reception
Excellent transport links
4x Passenger lifts

TERM

A new sub-lease for a term to expire in October 2027.

GUIDE RENT

£90.00 per sq.ft. exclusive of business rates, service charge and VAT.

RATES

Circa. £20.05 per sq.ft. (2025/2026) payable.

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

SERVICE CHARGE

Circa. £18.11 per sq.ft.

POSSESSION

Available Immediately.



Viewings by arrangement through sole agents Noble Harris: -

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