



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	4,220 to 27,117 sq ft
Rent	Rent on application
Rates Payable	£27.90 per sq ft
Service Charge	£17.50 per sq ft 2025/2026 rate still tbc
Car Parking	N/A
Estate Charge	N/A
EPC Rating	C (60)

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	Coming Soon
1st - North Wing	5,522	513.01	Let
5th - North Wing	6,943	645.03	Under Offer
6th - North Wing	6,262	581.76	Under Offer
2nd - North Wing	4,170	387.41	Let
Total	27,117	2,519.26	

Terms

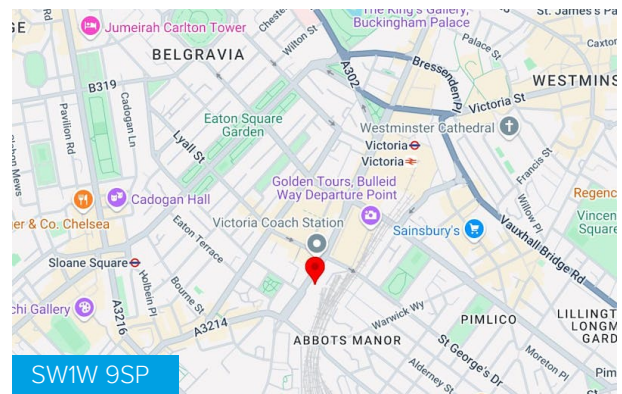
Full Internal repair and Insuring leases will be offered up to a maximum of 10 years.

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

Chris Black

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View Properties Here
www.alignsurveyors.co.uk



157-197

BUCKINGHAM PALACE ROAD



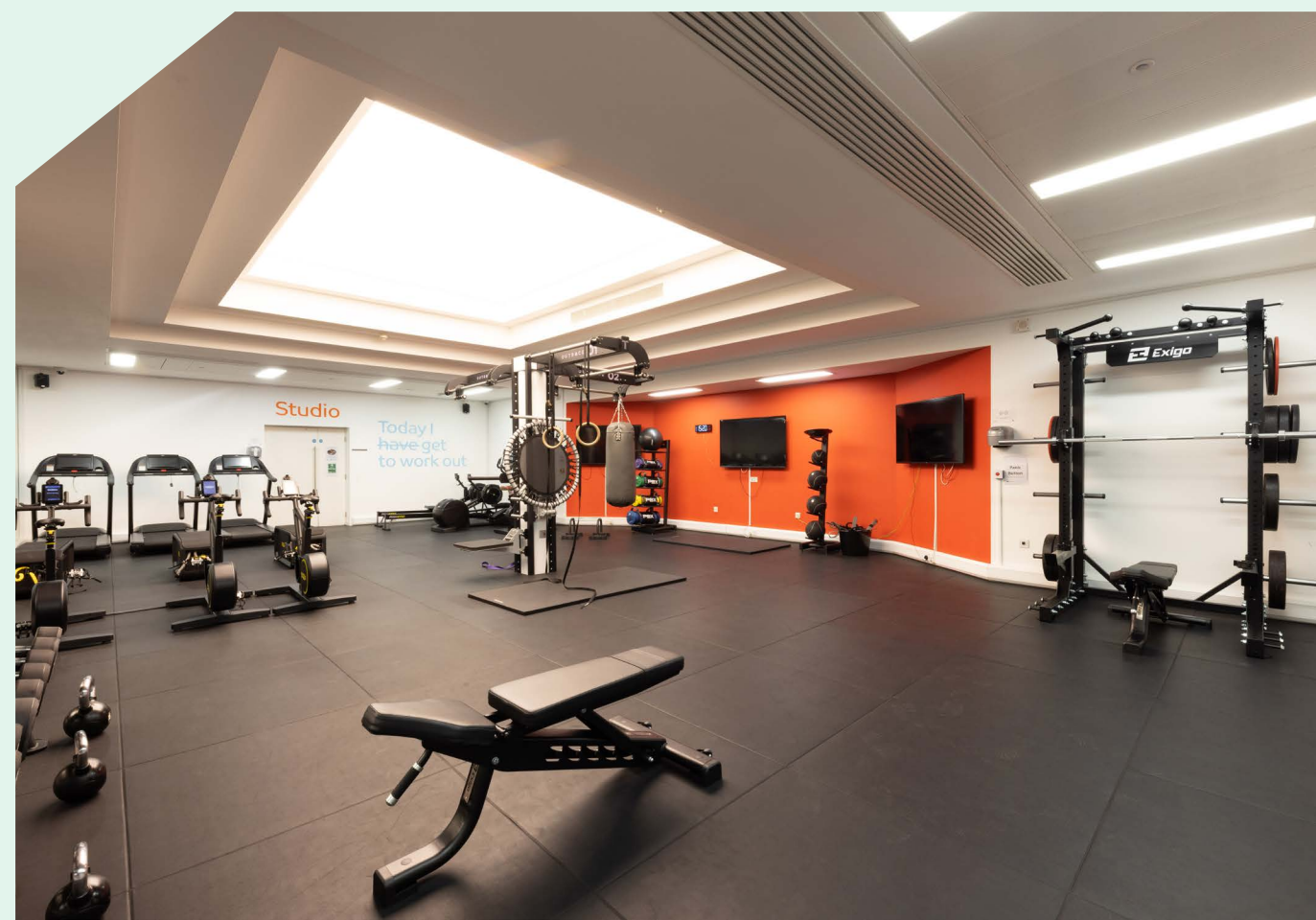
Meeting rooms available to rent

FULLY-FITTED OFFICE SPACE SITUATED IN A PRIME VICTORIA LOCATION

On site café & restaurant



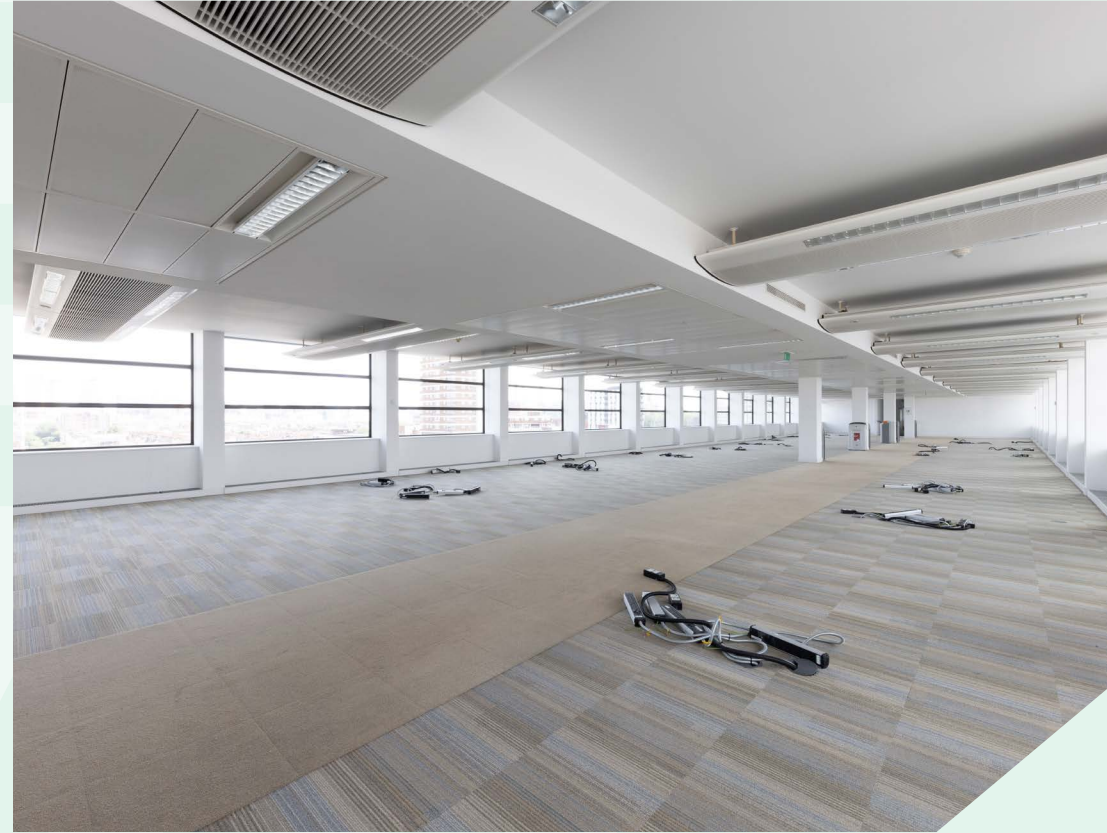
On-site gym facilities



AVAILABLE FROM:
5,522 – 18,727 SQ FT

EXCELLENT NATURAL LIGHT, PROVIDING FANTASTIC VIEWS ACROSS CENTRAL LONDON

157-197



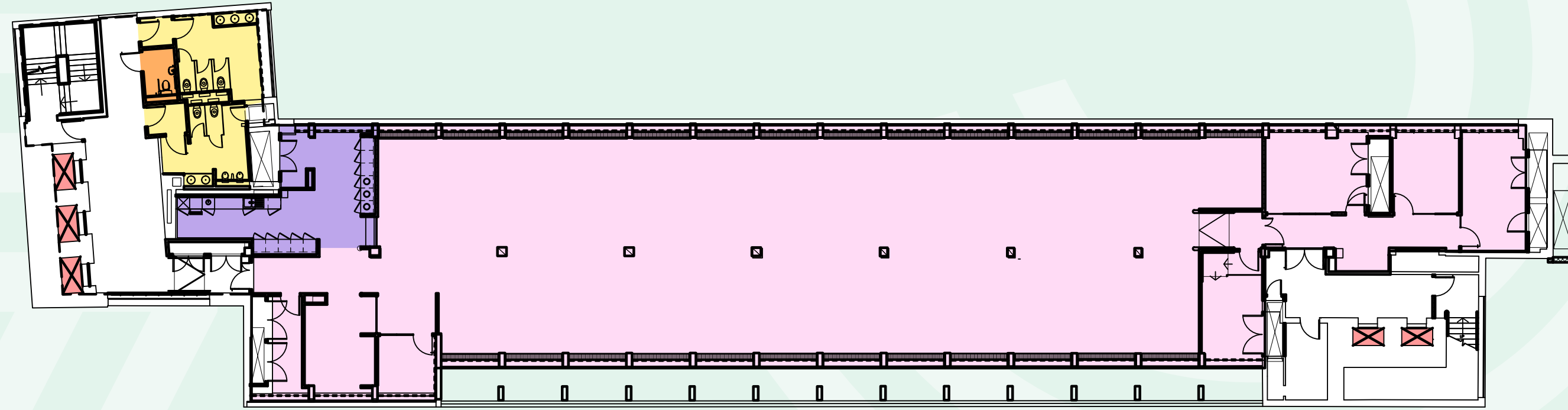
Business lounge



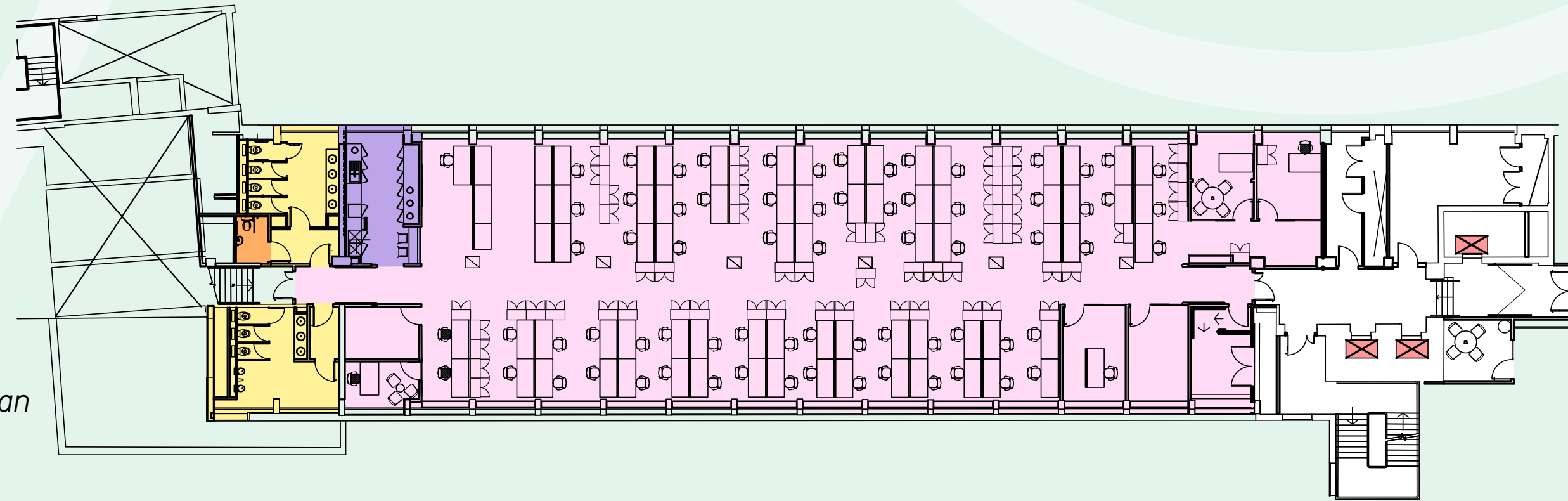
FLOOR PLANS

157-197

BUCKINGHAM PALACE ROAD



BUCKINGHAM PALACE ROAD



6TH
North Wing
6,262 sq ft
582 sq m

1ST
North Wing
Existing Layout Plan
5,522 sq ft
513 sq m

- Workspace
- Kitchenette
- Toilets
- Accessible WC
- Lifts
- Server
- Core

Plans are not to scale. For indicative purposes only.

AVAILABILITY

North Wing			
6th floor	6,262	582	Available
5th floor	6,943	645	Available
1st floor	5,522	513	Available
Total Available	18,727	1,740	

SPECIFICATION:



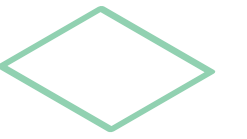
Fully fitted –
“Plug in & Go”



Excellent
natural light



Air
conditioning



Raised
access floor



Passenger lifts



Meeting rooms
available to rent



On-site Café &
Restaurant



On-site gym
facilities



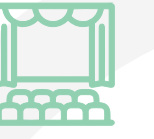
Drop-in business
lounge



Cycle storage and
shower facilities



Manned reception
/ commissionaire



Auditorium
available to rent

LOCAL AREA

Belgravia



Chelsea



Eccleston Yards



Barry's GYM



Peggy Porschen

Green Park

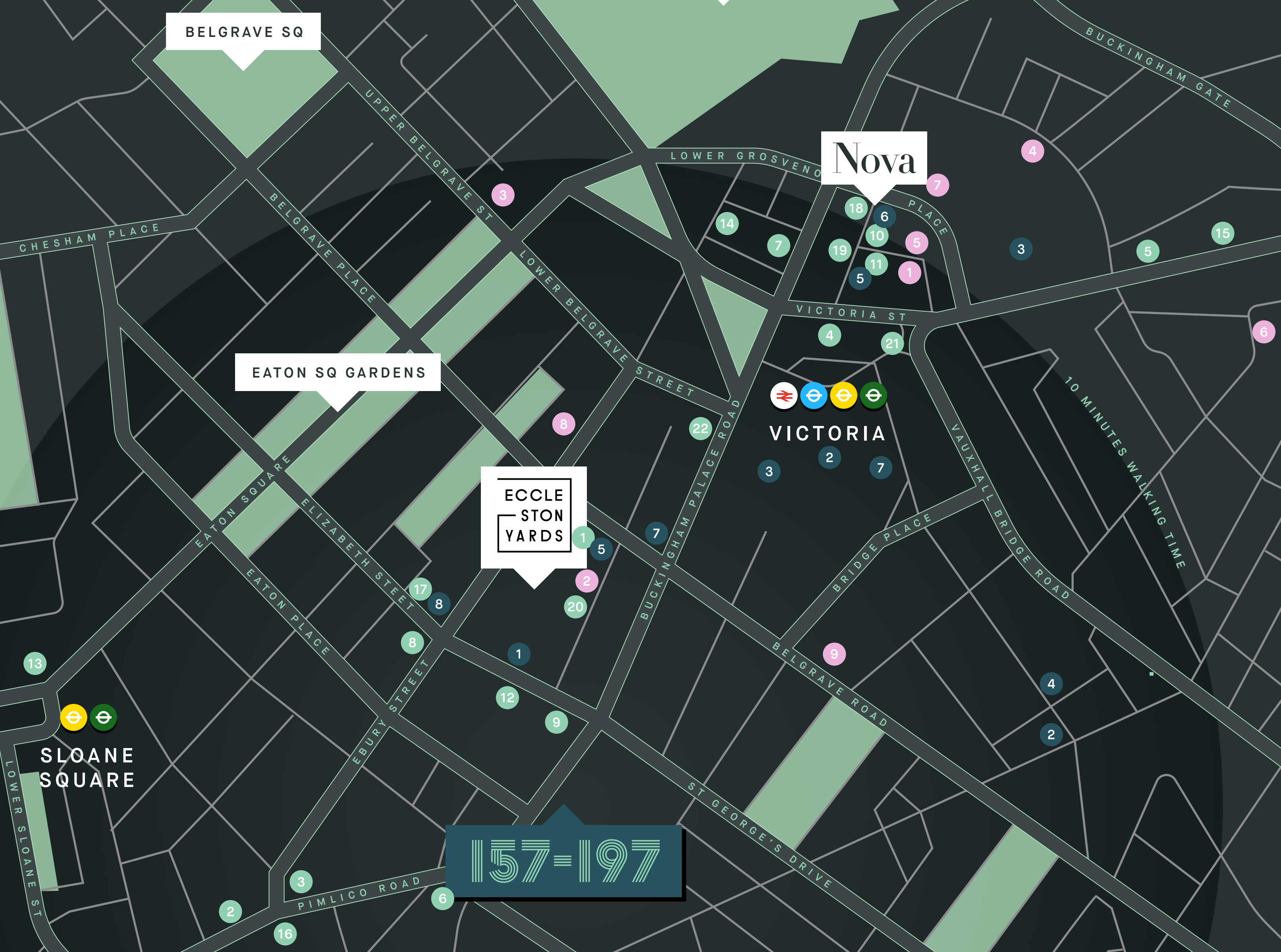


157-197 Buckingham Palace Road is prominently situated on the corner of Buckingham Palace Road at its junction with Elizabeth Bridge Road adjacent to Victoria Mainline Station (Circle, District and Victoria lines), allowing easy access to Westminster, Green Park, Oxford Circus, South London and the City.

The location provides immediate access to a wealth of amenities from restaurants and bars, to retail shops and gyms.



St James's Park



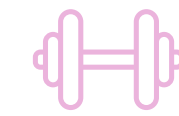
LOCAL AMENITIES

157-197



Coffee

1. Black Sheep Coffee
2. Café Nero
3. Costa
4. Hatch 77
5. Ole & Steen
6. Notes
7. Starbucks
8. Tom Tom Coffee House



Wellness

1. 1Rebel
2. Barry's
3. Body Doctor Health & Fitness
4. City Athletic Victoria
5. Flight Club
6. Gym Box
7. H2 Clubs
8. White Room Fitness
9. MARCHON gym



Drinking & Dining

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Boisdale of Belgravia 2. Daylesford Organic 3. La Poule Au Pot 4. Market Hall Victoria 5. M Victoria 6. No 11 Pimlico Road 7. Pizza Pilgrims 8. Peggy Porschen 9. Pret A Manger 10. Rail House 11. Stick'n'sushi 12. The Athenian | <ol style="list-style-type: none"> 13. The Botanist 14. The Goring Cocktail Bar 15. The Ivy Victoria 16. The Orange Public House + Hotel 17. The Thomas Cubitt Belgravia 18. Timmy Green 19. Vagabond 20. Wild by Tart 21. Flat Iron 22. Harry's Restaurant |
|---|---|

FURTHER INFORMATION

TERMS

A new sublease(s) is available for a term by arrangement.

Financial terms on application.

VAT

The property is not elected for VAT.

EPC

EPC – C rating
Building net zero carbon target by 2029
Rainwater Harvesting
Uses renewable electricity

Subject to contact.

VIRTUAL TOURS

VISIT

www.157-197bpr.co.uk



Auditorium and meeting rooms available to hire

VIEWING STRICTLY BY APPOINTMENT:



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