



**134-136 Buckingham
Palace Road, London,
SW1W 9SA**

OFFICES TO RENT



**tuckerman.co.uk
020 7222 5511**



Description

A comprehensive refurbishment has been undertaken, with all offices fitted out to provide high-quality plug and play space.

The building benefits from cycle storage, shower facilities and a private communal garden. At the rear of the property Eccleston Yards, a hub of creativity and wellness, offers boutique cafés, restaurants and gyms.

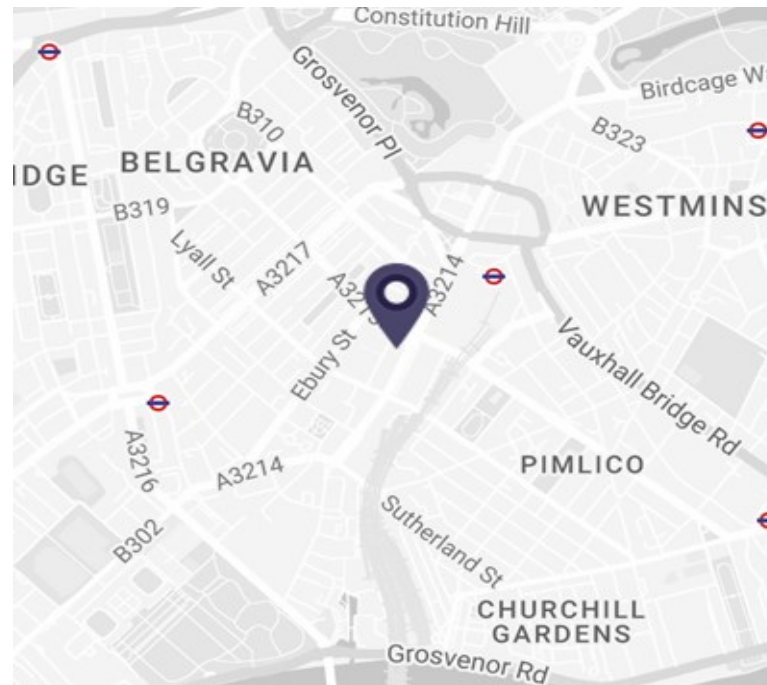






Location

Victoria Station is a 3 minute walk and provides access to National Rail and the London underground network. The building is prominently located on Buckingham Palace Road, close to Elizabeth Street and Eccleston Yards.



Amenities

- Newly refurbished
- Period features
- Good natural light
- WC's & Showers
- Cycle racks
- Perimeter trunking with CAT 5 cabling
- Fully fitted office suites
- Access to half acre of private communal gardens

Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
4th	1,257	£60.00	£23.42	£17.86	£127,308.96	£10,609.08	Under Offer
2nd Front	495	£73.00	£24.34	£17.86	£57,024.00	£4,752.00	Under Offer
TOTAL	1,752						

*all figures are approximate and exclusive of VAT

Contacts

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Lease Information

New lease(s) available direct from the Landlord.

Rent

£60 - £73 per sq ft.

Service Charge

£17.86 per sq ft.

Rates

£23.34 - £23.42 per sq ft.

EPC

Available upon 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.

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