# Tuckerman

COURSE

23 Buckingham Gate, London, SW1E 6LD

OFFICES TO LET 1,265 - 4,414 SQ FT

tuckerman.co.uk 020 7222 5511



#### Description

23 Buckingham Gate offers 4,414 sq. ft. of available office space arranged over Ground, 1st and 5th 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.







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## Amenities

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| Air conditioned                |
|--------------------------------|
| 5 Mins from St James' Park and |
| Victoria Tube stations         |

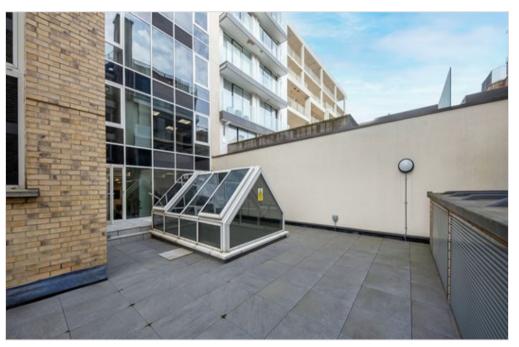
5 minutes from Green Park

24 hour access

| Passenger lift                         |              |
|--|--------------|
| Centrally located with pler<br>amenity | ntiful staff |
| Commissionaire                         |              |
| Limited cycle storage                  |              |

1st Floor Private Roof Terrace



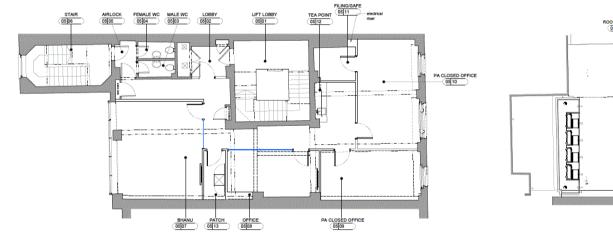


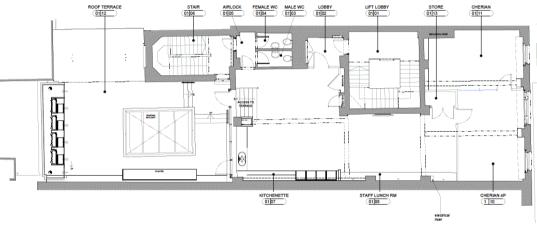


#### Accommodation

| Unit   | Size (PSF) | Rent (PSF) | Bus. Rates (PSF) | Srv. Charge (PSF) | Total Cost PA | Total Cost PCM | Availability |
|--------|------------|------------|------------------|-------------------|---------------|----------------|--------------|
| 5th    | 1,265      | £69.50     | £24.28           | TBC               | POA           | POA            | Available    |
| 1st    | 1,265      | £59.50     | £24.28           | TBC               | POA           | POA            | Available    |
| Ground | 1,884      | £59.50     | £25.82           | TBC               | POA           | POA            | Available    |
| TOTAL  | 4,414      |            |                  |                   |               |                |              |

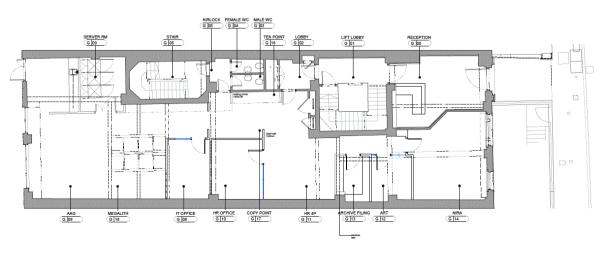
\*all figures are approximate and exclusive of VAT





1st Floor

5th Floor



Ground Floor



#### 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.

### **Further Information**

#### Lease Information

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

| Rent                       | Service Charge   |
|----------------------------|------------------|
| £59.50 - £69.50 per sq ft. | To be confirmed. |

**Rates** To be confirmed. **EPC** Available on request.

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